



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
February 5, 2020

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Wednesday, February 5, 2020, in Conference Center A/B, at NYCEDC's offices at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

William Candelaria (by conference telephone)  
Wilton Cedeno  
Pedram Mahdavi (as alternate for Vicki Been)  
James McSpiritt  
James Patchett  
Michael Schlein  
Betty Woo

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

The meeting was chaired by Michael Schlein, Chairperson of NYCEDC, and called to order at 9:52 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 December 18, 2019 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the December 18, 2019 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) Hunts Point Energy Resiliency

Prince Flanigan, an Assistant Vice President 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 the installation of a solar photovoltaic (solar panel) system, backup generators, and a trigeneration (power, heating, and cooling) system in Hunts Point, Bronx, 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 Matthew Washington, a Director of NYCEDC, Mr. Flanigan stated that the exact output of the trigeneration system would be determined in the final design but that it was currently estimated that it would be approximately 5 megawatts. In answer to a question from Mr. Ceden, Mr. Flanigan stated that it was anticipated that the project work would be completed by approximately the end of 2022.

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) Willets Point

Jennifer Cohen, a Vice President of NYCEDC, presented a proposal for NYCEDC to enter into (i) a first amendment to the Pre-Development Agreement that NYCEDC entered into on February 5, 2018 with Queens Development Group, LLC (“QDG”) to construct the first phase of the Willets Point development on an approximately 6-acre site located within the Willets Point Urban Renewal Area and the Special Willets Point District, east of Citi Field Stadium, to provide for an updated scope of work, deal structure, and business terms, and (ii) any additional documents to advance the program, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Mr. McSpiritt, Ms. Cohen stated that the amendment was being entered into in part to address a timing issue to enable NYCEDC to provide some funds if needed before certain funding agreements for the Project were registered. She additionally noted that NYCEDC would provide funds for a developer fee, which fee was not capably eligible and thus could not be reimbursed through the funding agreements, as well as street and infrastructure maintenance on an interim basis.

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) The Surrender of Interests in and Development of the East 126<sup>th</sup> Street Bus Depot

PJ Berg, a Vice President of NYCEDC, presented a proposal for NYCEDC (i) to enter into a memorandum of understanding (“MOU”) with the Manhattan and Bronx Surface Transit Operating Authority (“Tenant”), a subsidiary of New York City Transit Authority (“NYCTA”), The City of New York (the “City”), NYCTA, and the Metropolitan Transportation Authority (“MTA”) to provide for Tenant’s surrender to the City of 2460 Second Avenue, Manhattan (Block 1803, Lot 1) (the “Site”) and a portion of the adjacent street bed approved to be de-mapped on the east side of Second Avenue between 126<sup>th</sup> and 127<sup>th</sup> Streets (together with the Site, the “Project Site”), to facilitate the anticipated redevelopment of the Project Site and (ii) possibly to assume maintenance responsibility of the Project Site or to reimburse MTA for future reasonable costs and expenses associated with maintaining the Project Site, all on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Mr. McSpirtt, Mr. Patchett stated that NYCEDC currently was seeking an operator of the memorial and cultural education center anticipated to be included in the redevelopment of the Project Site, commemorating the Harlem African Burial Ground on a portion of the Site.

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) NYC Ferry Infrastructure

Cheehan Leung, an Assistant Vice President of NYCEDC, presented a proposal for (i) one or more amendments to NYCEDC’s CM Contract with Skanska USA Building Inc. (“Skanska”) for CM and related services related to the implementation and improvement of the NYC Ferry program, to provide for additional CM and related services for existing and new NYC Ferry landings, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. Cedenno, Mr. Leung stated that NYCEDC generally was building new landings a bit faster than when it first started building them. Seth Myers, an Executive Vice President of NYCEDC, additionally explained that the time to build at each site was different because each site was unique and had a different set of conditions, but that overall NYCEDC had become much more efficient and familiar with the process. Mr. Patchett then discussed how the type of pilings and the technique for installing them was very different than 30 years ago.

In answer to a question from Hector Cordero-Guzman, a Director of NYCEDC, James Wong, a Senior Vice President of NYCEDC, explained that NYCEDC had learned from past studies that there were various challenges in terms of maneuverability and obstacles as ferries approached and went further north in the Harlem River, and through the Bronx Kill, and that other studies showed that utilizing that route presented

challenges to making travel time competitive. In answer to a question from Mr. Washington, Mr. Wong stated that although other ferry operators almost certainly would benefit from Skanska's work at Pier 11, NYCEDC had decided to perform such work because it felt that improvements to the Pier 11 facility were necessary for the NYC Ferry service.

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) Orchard Beach Pavilion Reconstruction

Nikita Sharma, a Senior Project Manager of NYCEDC, presented a proposal for (i) an amendment to the contract with Marvel Architects PLLC for architectural and engineering services and a feasibility study for the reconstruction of the landmarked Orchard Beach Pavilion in the Bronx (the "Pavilion") and the addition of a new ADA compliant beach passageway to reopen the Pavilion for public access (the "Pavilion Project"), to provide for additional architectural and engineering services for the Pavilion Project, (ii) one or more amendments to the contract with Gilbane Building Company ("Gilbane") for CM and related services for the Pavilion Project, and (iii) any needed Funding Source Agreements for the Pavilion Project, on substantially the terms set forth in Exhibit E hereto.

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

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 James Katz, an Executive Vice President of NYCEDC.

(a) Vessel Oversight Services

A proposed amendment to NYCEDC's contract with Elliott Bay Design Group LLC for engineering related oversight of the construction and maintenance of the NYC Ferry fleet and barges and certain related facilities, on substantially the terms set forth in Exhibit F hereto.

(b) Marine Highway Market Assessment

(i) A proposed contract with Hatch Associates Consultants, Inc. to provide for a study to identify new cargo shipping opportunities between New York City maritime terminals and ports along the Northeast Atlantic coast (which network of ports, including those in the City, are collectively referred to as the Marine Highway), to reduce the volume of cargo carried by truck in New York City, and (ii) any needed Funding Source

Agreements for this project, on substantially the terms set forth in Exhibit G hereto.

(c) Funding Agreements

(i) Proposed funding agreements with (1) New York Restoration Project, and (2) Manhattan Theatre Club, Inc., or affiliates, and (ii) any agreements necessary to obtain funds for said agreements, on substantially the terms set forth in Exhibit H hereto.

(d) Citywide Rehabilitation/Improvements

(i) One or more proposed amendments to NYCEDC's CM Contract with Gilbane, and (ii) any needed Funding Source Agreements, to provide for work related to facilities at various locations in the City, on substantially the terms set forth in Exhibit I hereto.

(e) On-Call Maritime Engineering Consultant Services

One or more amendments to NYCEDC's maritime engineering contract with each of BTMI Engineering, PC f/k/a Ocean and Coastal Consultants Engineering, P.C., Pennmax Consulting Engineers, P.C. assignee of Pennmax Engineering, PLLC, Maser Consulting Engineers and Land Surveyors, P.A., Professional Corporation, and CH2M Hill Engineering, P.A. for maritime engineering consultant services at various sites (collectively, the "Maritime Engineering Contracts"), to extend each of the Maritime Engineering Contracts until tasks thereunder are completed, on substantially the terms set forth in Exhibit J hereto.

(f) Area Maintenance Program Services

(i) One or more amendments to NYCEDC's Area Maintenance Program contract with The Doe Fund, Inc. ("Doe Fund") for labor and supervision for general maintenance services and social services to its staff, to provide additional funds for specific tasks primarily in Fiscal Year 2020, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit K hereto.

In answer to a question from Mr. McSpirtt, Nathan Moran, an Assistant Director of NYCEDC, stated that the Doe Fund work at One Liberty Plaza would primarily involve the performance of office aide and administrative services.

(g) New Revolving Loan Fund Programs

(i) A proposed agreement with TruFund Financial Services, Inc., (ii) a proposed agreement with BOC Capital Corp. ("BOC"), and (iii) any needed Funding Source Agreements, to provide funds for two new revolving loan fund programs based upon prior NYCEDC revolving loan fund programs, on substantially the terms set forth in Exhibit L hereto.

(h) ConstructNYC Training Program

One or more proposed amendments to NYCEDC's contract with BOC (the "BOC Contract") for the administration of the ConstructNYC Training Program (the "Training Program"), and as part of the Training Program the provision of in-depth, individualized technical assistance to select minority, women, and disadvantaged business enterprise construction firms, to provide for (i) the extension of the BOC Contract pursuant to each of its three one-year renewal options and (ii) funds for such renewal periods, on substantially the terms set forth in Exhibit M hereto.

(i) Hunts Point Community Engagement Facilitator

A proposed consulting contract with Pratt Institute for engagement services related to a community-centered process to develop a new Hunts Point Vision Plan that builds upon the previous 2004 Hunts Point Vision Plan, on substantially the terms set forth in Exhibit N 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 – N hereto. Such motion was seconded and unanimously approved.

4. Approvals

With respect to the items set forth in Sections 2(a) – (e) and 3(a) – (i) 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. Adjournment

There being no further business to come before the meeting, the Executive Committee meeting was adjourned at 10:27 a.m.

Mark Silversmith  
Mark Silversmith (May 6, 2020)

Assistant Secretary

Dated: March 18, 2020  
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**

**HUNTS POINT ENERGY RESILIENCY  
Executive Committee Meeting  
February 5, 2020**

**Project:** CM and related services for the installation of a solar photovoltaic (solar panel) system, backup generators, and a trigeneration (power, heating, and cooling) system in Hunts Point

**Contractor:** AECOM USA, Inc. (the "Hunts Point CM")

**Agreements to be Approved:**

- A CM Contract with the Hunts Point CM for Project CM and related services (the "Hunts Point CM Contract")
- Any needed Funding Source Agreements

**Procurement Method:** Publicly advertised RFP, using the competitive sealed proposals method of procurement. The Hunts Point CM shall act as a CM and procure subcontractors for the Project work. Subcontractors retained by the Hunts Point CM may, in turn, subcontract certain work.

**Amount to be Approved:** Up to \$67,000,000

**Source of Funds to NYCEDC:** City Capital Budget funds and CDBG-DR funds

**Scope:** The Hunts Point CM shall provide and subcontract for CM and other services for the installation of a solar photovoltaic system and backup generators and the construction of a trigeneration system. The solar photovoltaic system will be located at two schools: MS 424 and PS 48, both located in Hunts Point, and will provide emergency power for both schools. The emergency backup generators at no charge to tenants will be able to provide a few days of backup power to food distributors located at 400 Food Center Drive, 550 Food Center Drive, and 600 Food Center Drive in Hunts Point. The trigeneration system will be located at Hunts Point Site D and will be able to provide backup power for up to three days to the Hunts Point Meat Market and Produce Market. In addition, the trigeneration system on an ongoing basis will also provide chilled water to the Hunts Point Produce Market and hot water to the Hunts Point Meat Market. The CM will provide for Project services during all phases of construction. Certain design, engineering and related services for this project have been provided under a separate contract authorized by the Executive Committee.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Hunts Point CM Contract and any needed Funding Source Agreements substantially as described herein

The Hunts Point Energy Resiliency Project was last presented to the Executive Committee on August 13, 2019.

**NYCEDC Project Code:** 6111

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

## Exhibit B

### **WILLETS POINT Executive Committee Meeting February 5, 2020**

**Project:** Remediation and infrastructure construction to facilitate development of an approximately 6-acre site (the "Site") located within the Willets Point Urban Renewal Area and the Special Willets Point District, east of Citi Field Stadium. The Site consists of Block 1833, Lots 103, 111, 117, 120, 141, 143, 151, 158 and p/o Lot 155, as well as Block 1826, Lot 200 in the Borough of Queens. The Site is currently vacant, lacks infrastructure, and requires environmental remediation.

On February 5, 2018 NYCEDC entered into a Pre-Development Agreement ("PDA") with Queens Development Group, LLC ("QDG") to construct the first phase of the Willets Point development ("Phase 1") on the Site.

Phase 1 comprises:

- environmental remediation of the Site in accordance with State DEC standards pursuant to the Brownfield Cleanup Program (the "Remediation Work");
- construction of on-site and off-site infrastructure, including the replacement of a 72" trunk water main in Willets Point Boulevard, construction of sanitary and storm sewers, distribution water mains, dry utilities, streets, open space and other associated work (the "Infrastructure Work");
- construction of 100% affordable residential buildings totaling approximately 1,100 housing units (the "Construction Work"); and
- delivery of a development-ready construction pad to the New York City School Construction Authority (the "School Parcel Work").

**Developer:** QDG

**Agreement to be Approved:** The PDA as amended by the proposed first amendment to the PDA ("First Amendment"), which reflects an updated scope of work, deal structure, and business terms.

**Procurement Method:** QDG was selected as the developer of the Site based on its response to a 2012 competitive RFP and as a result the entering into of the PDA as amended by the First Amendment is on a sole source basis.

**Amount to be Approved:** Up to \$25,000,000

**Sources of Funds to NYCEDC:** City Capital Budget and/or NYCEDC programmatic budget funds

**Scope:** NYCEDC proposes to amend the PDA to, among other things, (i) require that QDG undertake portions of the Remediation Work and Infrastructure Work on an

expedited timeline in order to prepare the Site for the Construction Work and the School Parcel Work and (ii) set forth certain roles and responsibilities with regard to payment of a portion of project maintenance costs.

Pursuant to the PDA as amended by the First Amendment, a portion of the Remediation Work and Infrastructure Work will be funded with City Capital Budget funds through two (or more) funding agreements (the "Funding Agreements") to be submitted to the Executive Committee for approval in or before Q2 FY2021. The Funding Agreements are in substantially final form (subject to OMB approval). To avoid a significant delay to the construction of the Phase 1 affordable housing, NYCEDC and QDG have agreed that it is advisable for QDG to commence portions of the Remediation Work and Infrastructure Work ahead of entering into the Funding Agreements, pursuant to the following terms:

- (i) Remediation: Expenditures for Remediation Work funded by QDG are reimbursed by NYCEDC in the event the PDA is terminated, regardless of cause (if the PDA is not terminated, these expenditures will count toward QDG's equity contribution for Phase 1 and will not be reimbursed);
- (ii) Infrastructure: Eligible expenditures for Infrastructure Work will be reimbursed by NYCEDC with City Capital Budget funds upon registration of the Funding Agreements and availability of Funding Agreement proceeds. NYCEDC will also reimburse QDG for eligible infrastructure expenditures in the event that (a) the PDA terminates prior to Funding Agreement registration (for reasons other than Developer default), or (b) the Funding Agreements terminate (for reasons other than Developer default) after registration (but only as to expenditures that were incurred prior to the date of such termination).

Pursuant to the PDA as amended by the First Amendment up to \$25,000,000 is being authorized for the above Remediation and Infrastructure expenditures by NYCEDC in accordance with clauses (i), (ii)(a) and (ii)(b) and the below described developer fee and street and infrastructure maintenance costs.

The Phase 1 transaction is structured to allow QDG to collect a 3% developer fee for the Infrastructure Work. This fee is not capitolly eligible and cannot be paid through the Funding Agreements. NYCEDC will pay such fee and will likely use NYCEDC programmatic budget funds to do so.

Lastly, the streets that will be constructed by QDG as part of the Infrastructure Work will initially be private and unmapped. NYCEDC is investigating a long-term solution to address maintenance of the streets and infrastructure therein, but as an interim solution, NYCEDC will be responsible for maintenance obligations related to the streets and infrastructure within the streets. NYCEDC will pay such costs and will likely use NYCEDC programmatic budget funds to do so.

**Proposed Resolution:** To authorize the President and any empowered officer entering into the PDA as amended by the First Amendment and any additional documents to advance the program substantially as described herein.

**NYCEDC Project Code:** 1906

**Staff:** Hester Muis, Executive Vice President, Real Estate Transaction Services  
Max Padden, Senior Vice President, Real Estate Transaction Services  
Jennifer Cohen, Vice President, Real Estate Transaction Services  
PJ Berg, Vice President, Real Estate Transaction Services  
Kim Bernardin, Associate, Real Estate Transaction Services  
Judy Fensterman, Assistant General Counsel, Legal

## Exhibit C

### **THE SURRENDER OF INTERESTS IN AND DEVELOPMENT OF THE EAST 126<sup>TH</sup> STREET BUS DEPOT Executive Committee Meeting February 5, 2020**

**Overview:** Manhattan and Bronx Surface Transit Operating Authority ("MaBSTOA" or "Tenant"), a subsidiary of New York City Transit ("NYCT"), currently leases certain properties, including 2460 Second Avenue (Block 1803, Lot 1) (the "Site") from The City of New York (the "City"), pursuant to a Master Lease Agreement between the City and Tenant dated March 20, 1962 (the "MaBSTOA Lease"). Tenant has also used a portion of the adjacent street bed approved to be de-mapped on the east side of Second Avenue between 126th and 127th Streets (the "Parking Area"). The Site and such portion of the street are collectively referred to as the "Project Site".

The Site occupies the full block bounded by East 126th and East 127th Streets and First and Second Avenues in East Harlem (see Attachment 1). The Project Site is currently improved with an approximately 106,000 square foot bus depot and 10,000 square foot outdoor parking area. The Site is leased from the City to Tenant for use as a facility for bus operations, storage and employee parking. In the 17th, 18th and 19th centuries, a portion of the Site was a cemetery for people of African descent (the "Harlem African Burial Ground").

In 2015, Tenant and its affiliates ceased most of their operations at the Site (parking and servicing of buses within the interior of the depot) but continued certain operations such as: bus parking in the outdoor Parking Area.

The Project Site is anticipated to be redeveloped with a memorial and a cultural education center commemorating the Harlem African Burial Ground, which will be integrated into a new mixed-use development that will include affordable and mixed-income residential, commercial and community facility uses (the "Project").

In 2017, the Project Site was rezoned and authorized for disposition under ULURP, along with other related actions (the "ULURP Actions"). It is anticipated that NYCEDC, on behalf of the City, will issue an RFP (the "RFP") seeking proposals to build the Project on the Project Site, and thereafter select a developer to construct the Project, subject to future Board and other approvals for such disposition (the "Disposition").

**Surrender:** To facilitate the Project, Tenant intends to surrender the Project Site to the City on substantially the terms described herein and as set forth in a proposed MOU among NYCEDC, Tenant, the City, NYCTA and MTA.

The MOU shall provide that, upon satisfaction of various conditions and notice from NYCEDC, Tenant agrees to vacate and surrender the Project Site to the City.

It is anticipated that NYCEDC will receive an administration fee based on the sale and/or lease proceeds in connection with the Disposition.

Subject to availability, proceeds from the Disposition will be aggregated and distributed by NYCEDC as follows:

First, to NYCEDC and the City, as applicable, as reimbursement for costs incurred in connection with the rezoning, RFP, site preparation and development of the Project Site, including the costs of preparing the EIS, traffic analysis, space rental for public meetings, affordable housing subsidy, New York City Housing Infrastructure Fund contributions and any other subsidy provided by the City for the development of the Site; and

Second, the net proceeds to the MTA or its respective designee(s) (the "Net Proceeds").

If the Disposition has not occurred by December 31, 2022 and MTA has vacated and surrendered the Project Site, NYCEDC, in its sole discretion, will either (i) assume maintenance responsibility of the Project Site, or (ii) reimburse MTA for all of the future reasonable costs and expenses associated with maintaining the Project Site (commensurate with the cost of maintaining other comparably-sized mothballed sites). NYCEDC anticipates this cost would not exceed \$200,000 per year

**Existing Zoning:** The Site is zoned C6-3, which permits community facility, commercial and residential uses.

**Public Approvals:** On June 24, 2015, the MTA Board of Directors approved the surrender of the Site to the City, subject to the MTA receiving the Net Proceeds of the sale or long-term lease of the Project Site.

The ULURP Actions were approved by the City Planning Commission by resolution on July 26, 2017, and by the New York City Council on September 27, 2017.

**Proposed Resolution:** Approval for NYCEDC to enter into an MOU with Tenant, City, NYCTA, and MTA, containing terms substantially as described above, and for NYCEDC to assume maintenance responsibility of the Project Site or to reimburse MTA for future reasonable costs and expenses associated with maintaining the Project Site substantially as described above

**NYCEDC Project Code:** 6352

**NYCEDC Staff:** Kim Bernardin, Associate, Real Estate Transaction Services  
PJ Berg, Vice President, Real Estate Transaction Services  
Lauren Wolf, Senior Vice President, Real Estate Transaction Services  
Lauren Brady, Senior Counsel, Legal

## Attachment 1: Project Site Map





## **Exhibit D**

### **NYC FERRY INFRASTRUCTURE Executive Committee Meeting February 5, 2020**

**Project:** CM and related services related to the implementation and improvement of the NYC Ferry program

**Contractor:** Skanska

**Agreements to be Approved:**

- One or more amendments (the "Skanska Amendment") to NYCEDC's CM Contract with Skanska for the NYC Ferry project (the "Skanska Contract"), for the provision of additional CM and related services for existing and new NYC Ferry landings
- Any needed Funding Source Agreements

**Procurement Method:** Sole source amendment to a contract that was competitively procured. Skanska will continue to act as a CM and procure subcontractors for the Project work assigned to it 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 Skanska may, in turn, subcontract certain work.

**Amount to be Approved:** Up to an additional \$67,000,000

**Source of Funds to NYCEDC:** City Capital Budget funds and/or NYCEDC programmatic budget funds

**Scope:** Through the Skanska Amendment, Skanska shall provide CM and related services for the construction of new ferry landings at St. George (Staten Island), Coney Island Creek (Brooklyn), and Ferry Point Park (The Bronx). This will primarily consist of a new ferry landing barge, access gangway and various upland work at each location. This upland work includes, but is not limited to, making electrical connections to power the landings, ticket machines, signage, seating, heat lamps, space for queuing, and landscaping to adapt the site for ferry traffic.

Skanska will also provide CM and related services for the rehabilitation of Pier 11 (Manhattan), DUMBO (Brooklyn), South Williamsburg (Brooklyn) and Hunters Point South (Queens) landings. This work will include reorientation of landings for more effective operation and the rehabilitation or replacement of landing barges, fenders, and gangways. Funds from the Skanska Amendment may also be used for improvements at other existing NYC Ferry landings.

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

The NYC Ferry Service Project was last presented to the Executive Committee on December 18, 2019.

**NYCEDC Project Code: 6155**

**Staff:** Cheehan Leung, Assistant Vice President, Capital Program  
Jennifer Cass, Vice President, Capital Program  
Raymond A. Klein, Counsel, Legal

## **Exhibit E**

### **ORCHARD BEACH PAVILION RECONSTRUCTION Executive Committee Meeting February 5, 2020**

**Project:** Architectural and engineering services, and CM and related services, including pre-construction, construction and post-construction services, related to the reconstruction of the landmarked Orchard Beach Pavilion in The Bronx (the "Pavillion") and the addition of a new ADA compliant beach passageway to reopen the Pavilion for public access (the "Pavillion Project")

**Contractors:**

- Marvel Architects PLLC
- Gilbane

**Agreements to be Approved:**

- An amendment to the Marvel Architects PLLC contract (the "Marvel Contract") for architectural and engineering services and a feasibility study for the Pavilion Project (the "Marvel Contract Amendment") to provide for additional architectural and engineering services
- One or more amendments to the Gilbane (the "Gilbane Contract") contract for CM and related services for the Pavillion Project (the "Gilbane Contract Amendments")
- Any needed Funding Source Agreements

**Procurement Methods:**

- Marvel Contract Amendment: amendment to a contract procured by a publicly advertised RFP
- Gilbane Contract Amendments: One or more amendments to the Gilbane Contract which was procured by a publicly advertised RFP using the competitive sealed proposals procurement method. Gilbane is acting as a CM and procuring subcontractors for the Pavilion Project 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 the CM may, in turn, subcontract certain work.

**Amounts to be Approved:**

- Up to \$500,000 for the Marvel Contract Amendment for a total contract value of up to \$6,500,000
- Up to \$53,036,000 for the Gilbane Contract Amendment for a total contract value of up to \$63,536,000

**Source of Funds:** City Capital Budget funds and State Grants

**Scope:** The Pavilion restoration will reactivate the inaccessible structure, restore the public space, and provide benefits for the local community and beyond. NYCEDC has engaged Gilbane as a CM to provide pre-construction, construction and post-construction services for the Pavilion Project. This project will include the restoration of the Pavilion (including new elevators, bathrooms and functional spaces), and the addition of an accessible beach passageway. At this time, NYCEDC proposes to amend the Marvel Contract to perform additional architectural and engineering services as required for the Pavilion Project and to amend the Gilbane Contract

to provide primarily for additional construction and post-construction services for the remainder of the Pavilion Project.

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

The Orchard Beach Pavilion Reconstruction Project was last presented to the Executive Committee on June 27, 2018 and December 19, 2018.

**NYCEDC Project Code:** 7139

**Staff:** Nikita Sharma, Senior Project Manager, Capital Program  
Odit Oliner, Assistant Vice President, Capital Program  
Elizabeth Arnaiz, Senior Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

**Exhibit F**

**VESSEL OVERSIGHT SERVICES  
Executive Committee Meeting  
February 5, 2020**

**Project:** Engineering related oversight of the construction and maintenance of the NYC Ferry fleet and barges and certain related facilities

**Contractor:** Elliott Bay Design Group LLC ("Elliott Bay")

**Agreement to be Approved:** An amendment (the "Amendment") to NYCEDC's contract with Elliott Bay for Project services (the "Contract")

**Procurement Method:** Sole source amendment to a contract that was competitively procured

**Amount to be Approved:** Up to \$2,500,000, bringing the authorized amount of the Contract as amended to up to \$5,000,000

**Source of Funds to NYCEDC:** NYCEDC programmatic budget funds

**Scope:** In May 2018, the Mayor announced a doubling of the NYC Ferry fleet. Pursuant to that directive, NYCEDC has undertaken to construct and put in to service an expanded vessel fleet, which requires oversight services. This increased level of work requires the expending of Contract funds more rapidly and in an amount greater than originally forecasted. As a result, the amount of the Contract will be increased. The term of the Contract will also be extended for an additional year, for a total of six years.

Under the Contract, Elliot Bay provides consulting services for NYC Ferry. It is involved in overseeing construction and maintenance of vessels and barges and certain NYC Ferry facilities and auditing a safety management system.

Services under the Contract as amended by the Amendment will continue to include, without limitation: marine engineering and vessel engineering reviews and audits, vessel construction oversight, vessel appraisals, vessel damage surveys, and other similar activities.

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

The Vessel Oversight Services project was last presented to the Executive Committee on November 9, 2017.

**NYCEDC Project Code:** 6569

**Staff:** James Wong, Senior Vice President, Ferries  
Ethan Wiseman, Assistant Vice President, Ferries  
Lauren Brady, Senior Counsel, Legal

## Exhibit G

### **MARINE HIGHWAY MARKET ASSESSMENT Executive Committee Meeting February 5, 2020**

**Project:** Study (the "Market Assessment") to identify new cargo shipping opportunities between New York City maritime terminals and ports along the Northeast Atlantic coast (which network of ports, including those in the City, are collectively referred to as the Marine Highway), to reduce the volume of cargo carried by truck in New York City

**Contractor:** Hatch Associates Consultants, Inc. (the "Consultant")

**Agreements to be Approved:**

- A contract with the Consultant to provide Project services (the "Market Assessment Contract")
- Any needed Funding Source Agreements

**Procurement Method:** Publicly advertised RFP. A contract for Project services with a different contractor was approved by the Executive Committee on December 18, 2019 but the approved contractor withdrew, resulting in the need for a different respondent to the RFP to be chosen for Project services.

**Amount to be Approved:** Up to \$373,029

**Source of Funds:**

- Up to \$298,423 made available by U.S. Department of Transportation, Maritime Administration
- Up to \$74,606 of NYCEDC programmatic budget funds

**Scope:** The Market Assessment requires the services of specialized maritime industry experts. Tasks the Consultant and its subconsultants are to undertake will include outreach to local and regional businesses that can shift cargo to the Marine Highway, identification of physical improvements needed to the Marine Highway, and development of an action plan that outlines steps necessary by industry and government to catalyze additional service.

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

**NYCEDC Project Code:** 7857

**Staff:** Adam Lomasney, Assistant Vice President, Transportation  
Andrew Genn, Senior Vice President, Transportation  
Brandon Ng, Project Manager, Grants  
Michael Barone, Senior Counsel, Legal

**FUNDING AGREEMENTS**  
**Executive Committee Meeting**  
**February 5, 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

<b>Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)</b>	<b>Project Site Address(es), Borough</b>	<b>Source of New NYCEDC Funds</b>	<b>Amount Under New Agreement/ Amendment</b>	<b>Application of Funds</b>
(1) New York Restoration Project, a not-for-profit corporation – Funding Agreement	1328 Clay Avenue, Bronx, NY 10456	City Council	Up to \$515,122	To fund a portion of the cost of renovations to a community garden.
(2) Manhattan Theatre Club, Inc., a not-for-profit corporation – Funding Agreement	261 West 47 <sup>th</sup> Street, Manhattan, NY 10036	Manhattan Borough President, City Council, and Dept. of Cultural Affairs	Up to \$1,497,561	To fund a portion of the cost of a digital outdoor display system and a comprehensive façade restoration

**NYCEDC Project Codes:** (1) 7889; (2) 7453

**NYCEDC Staff:** (1) Priya Ananthanathan, Assistant Vice President; (2) Sandy Chung, Assistant Vice President

**Exhibit H**

### **Description of Contractors**

- (1) **New York Restoration Project** is a not-for-profit organization driven by the conviction that all New Yorkers deserve beautiful, high-quality public space within ready walking distance of their homes. It has planted trees, renovated gardens, restored parks, and transformed open space for communities throughout New York City's five boroughs.
- (2) **Manhattan Theatre Club, Inc.** is a not-for-profit theatre organization with a mission to produce a season of innovative work; to encourage significant new work by creating an environment in which writers and theatre artists are supported by the finest professionals producing theatre today; to nurture new talent in playwriting, musical composition, directing, acting and design; and to reach young audiences through innovative educational programs and cultivate the next generation of theatre professionals.



**Exhibit I**

**CITYWIDE REHABILITATION/IMPROVEMENTS  
Executive Committee Meeting  
February 5, 2020**

**Project:** Work related to facilities at various locations in the City

**Contractor:** Gilbane

**Agreements to be Approved for Project Work:**

One or more amendments (the "Gilbane Amendments") to NYCEDC's CM Contract with Gilbane (the "Gilbane Amendments") to provide for Project services

- Any needed Funding Source Agreements

**Procurement Method:** Sole source amendments to a contract that was competitively procured. Gilbane is acting as a CM and procuring subcontractors for the Project work assigned to it 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 Gilbane may, in turn, subcontract certain work.

**Amount to be Approved:** Up to \$9,463,439 for the Gilbane Amendments

**Source of Funds to NYCEDC:** City Capital Budget funds, NYCEDC programmatic budget funds and possibly funds provided by the New York Public Library

**Scope:** At this time, NYCEDC proposes that Gilbane undertake substantially the work listed in Attachment A.

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

**Staff:** Jhaelen Hernandez-Eli, Senior Vice President, Asset Management  
Raksha Ghulati, Assistant Vice President, Capital Program  
Joanna Gargiula, Assistant Vice President, Capital Program  
Cheehan Leung, Vice President, Capital Program  
Alanna Rios, Senior Project Manager, Capital Program  
Michael Barone, Senior Counsel, Legal

Attachment A

Contract	Work Site	Borough	Project Work	Estimated Maximum Cost	Project Code
Gilbane	New York Public Library - Melrose	Bronx	Design, construction and other related work to support improvements to a branch of the New York Public Library	\$ 893,782	7408
Gilbane	New York Public Library – Hunts Point	Bronx	Design, construction and other related work to support improvements to a branch of the New York Public Library	\$ 2,133,491	7409
Gilbane	New York Public Library – 125 <sup>th</sup> Street	Manhattan	Design, construction and other related work to support improvements to a branch of the New York Public Library	\$1,882,932	7410
Gilbane	New York Public Library – Fort Washington	Manhattan	Design, construction and other related work to support improvements to a branch of the New York Public Library	\$ 915,647	7411
Gilbane	New York Public Library – Port Richmond	Staten Island	Design, construction and other related work to support improvements to a branch of the New York Public Library	\$ 3,637,587	7374
			<u>Total Gilbane Amendments</u>	<u>\$ 9,463,439</u>	

**Exhibit J**

**ON-CALL MARITIME ENGINEERING CONSULTANT SERVICES  
Executive Committee Meeting  
February 5, 2020**

**Project:** Maritime engineering consultant services at various sites

**Contractors:**

- BTMI Engineering, PC f/k/a Ocean and Coastal Consultants Engineering, P.C. ("BTMI")
- Pennmax Consulting Engineers, P.C. assignee of Pennmax Engineering, PLLC ("Pennmax")
- Maser Consulting Engineers and Land Surveyors, P.A., Professional Corporation ("Maser")
- CH2M Hill Engineering, P.A. ("CH2M")

**Agreements to be Approved for Project Work:** One or more amendments (collectively, the "Amendments") to NYCEDC's maritime engineering contract with each of the below Contractors, to extend the contract until tasks thereunder are completed:

- BTMI
- Pennmax
- Maser
- CH2M

**Procurement Method:** Sole source amendments to contracts selected pursuant to a publicly advertised RFP

**Amount to be Approved:** No additional funds being provided. There is approximately \$12,000,000 authorized for the Project contracts that has not been spent to date.

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

**Scope:** Waterfront investigation and inspection services, including surveys; underwater, subsurface and other types of inspections; review of available documents; soil borings; environmental, engineering and related studies; planning and design services; document preparation; preliminary engineering reports; final plans; and cost estimating.

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

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

**Project Number:** 6070

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

## Exhibit K

### **AREA MAINTENANCE PROGRAM SERVICES Executive Committee Meeting February 5, 2020**

**Project:** Provision of Area Maintenance Program services primarily for Fiscal Year 2020 for Industrial Business Zones, NYCEDC's Maritime Contract properties and other properties throughout the City

**Contractor:** The Doe Fund, Inc. ("Doe Fund")

**Agreements and Purchases to be Approved:**

- One or more amendments (the "Doe Fund Amendment") to NYCEDC's Area Maintenance Program contract with Doe Fund (the "Doe Fund Contract") for labor and supervision for general maintenance services and social services to its staff (the "General Maintenance Services"), to provide additional funds for specific tasks primarily in Fiscal Year 2020.
- Any needed Funding Source Agreements

**Procurement Method:** A sole source amendment to the Doe Fund Contract which was competitively procured.

**Amount to be Approved:** Up to \$220,400 for the Doe Fund Amendment

**Sources of Funds to NYCEDC:** NYCEDC programmatic budget funds

**Scope:** Doe Fund will provide labor and supervision for general maintenance services at Willoughby Square Open Space, Downtown Brooklyn, and miscellaneous administrative and office support services at NYCEDC's office at One Liberty Plaza. General maintenance services include, without limitation:

- site maintenance,
- debris removal,
- street and sidewalk cleaning,
- bollard and other barrier installation,
- graffiti removal services (Graffiti Free NYC),
- pressure washing,
- landscaping, and
- plant watering.

Doe Fund will pay living wage rates and provide support services to staff to assist their development and ability to lead independent and productive lives.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Doe Fund Amendment substantially as described herein

The Area Maintenance Program Services project was last presented to the Executive Committee on June 26, 2019.

**NYCEDC Project Code: 2357**

**Staff:** Craig Small, Vice President, Asset Management  
Nathan Moran, Assistant Director, Quality of Life Program Services  
Hubert Tran, Project Manager, Asset Management  
Henry Yi, Counsel, Legal

## Exhibit L

### **NEW REVOLVING LOAN FUND PROGRAMS Executive Committee Meeting February 5, 2020**

**Project:** Provide funds for two new revolving loan fund programs based upon prior NYCEDC revolving loan fund programs (the "New RLF Programs")

**Contractors:**

- TruFund Financial Services, Inc. ("TruFund")
- BOC Capital Corp. ("BOC")

**Agreements to be Approved:**

- Agreement with Trufund for the Project (the "Trufund Agreement")
- Agreement with BOC for the Project (the "BOC Agreement")
- Any needed Funding Source Agreements

**Procurement Method:** Sole source. The Contractors currently provide the services for the New Markets Revolving Loan Fund ("NMRLF") Program and the Kick-Start Revolving Loan Fund ("KSRLF") Program under separate agreements that were competitively procured.

**Amount to be Approved:** Up to \$1,800,000 in the aggregate of EDA (hereinafter defined) funds (the "EDA Funds") consisting of:

- Approximately \$800,000 comprised of Trufund's capital balance under the NMRLF Program, currently including approximately loans of \$231,550 and cash in the amount of \$564,000
- Approximately \$647,250 comprised of BOC's capital balance under the KSRLF Program, currently including approximately loans of \$559,356 and cash in the amount of \$87,894
- Approximately \$293,100 comprised of certain funds held by NYCEDC, remaining after termination of prior NYCEDC EDA direct lending programs (31 direct loans made by NYCEDC between 1979 and 1994)
- Approximately \$46,600 in funds recaptured by NYCEDC in 2016 from a terminated lender under the NMRLF Program

**Source of Funds to NYCEDC:** United States Department of Commerce, Economic Development Administration("EDA") Title IX Grant

**Scope:** Trufund was originally procured by NYCEDC in 2006 as a lender under the NMRLF Program that provides loans to small businesses in distressed and underserved communities in New York City.

BOC was originally procured by NYCEDC in 2011 as a lender under the KSRLF Program that provides loans for minority-owned, women-owned and disadvantaged business enterprises ("M/W/DBEs").

The New RLF Programs will enable the Contractors to enhance the current lending programs that are being provided to small businesses and M/W/DBEs under the current NMRLF Program and KSRLF Program.

At the request of BOC Capital and Trufund, subject to the review and approval of EDA, NYCEDC is seeking to transfer the EDA funds to the Contractors for the New RLF Programs thereby removing NYCEDC as the administrator of the EDA Funds and allowing EDA to directly contract with the Contractors pursuant to separate agreements to be entered into between the Contractors and the EDA related to the New RLF Programs.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Trufund Agreement, BOC Agreement, and any needed Funding Source Agreements.

**NYCEDC Project Codes:** 4746; 2526

**Staff:** Liza Kent, Senior Vice President, Finance  
Benjamin Wu, Vice President, Finance  
Astrid Andre, Senior Counsel, Legal

**Exhibit M**

**CONSTRUCTNYC TRAINING PROGRAM  
Executive Committee Meeting  
February 5, 2020**

**Project:** Administering the ConstructNYC Training Program (the "Training Program"), and as part of the Training Program providing in-depth, individualized technical assistance to select minority, women, and disadvantaged business enterprise construction firms ("M/W/DBE Firms")

**Contractor:** BOC Capital Corp. ("BOC")

**Agreements to be Approved:** One or more amendments (the "BOC Amendments") to NYCEDC's contract with BOC (the "BOC Contract") for the Project to provide for (i) the extension of the BOC Contract pursuant to each of its three one year renewal options and (ii) funds for such renewal periods

**Procurement Method:** Sole source amendment(s) to the BOC Contract that was procured through a publicly advertised RFP

**Amount be Approved:** Up to an additional \$310,000 for each renewal period. Unspent funds at the end of any period of the BOC Contract may be spent in subsequent periods of the BOC Contract.

**Source of the Funds:** NYCEDC's programmatic budget

**Scope:** In 2015, NYCEDC launched the ConstructNYC Program ("ConstructNYC"), which is designed to prequalify M/W/DBE Firms in specific construction trades to work on NYCEDC projects, either as a contractor to NYCEDC or as a subcontractor through NYCEDC CM Contracts. BOC will continue to deliver the Training Program component of the ConstructNYC program to M/W/DBE Firms. The training will be focused on strengthening the financial, project management and business acumen of participating firms to build their capacity and put them in a stronger competitive position. BOC will also provide technical assistance, on an as needed basis, through a combination of classroom learning and one-on-one training to qualifying M/W/DBE Firms. BOC will also continue to assist in the prequalification and selection of M/W/DBE Firms for Training Program participation.

No further Executive Committee approval will be required for the exercise of any renewal term as long as the scope and funding are substantially as described herein.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the BOC Amendments substantially as described herein.

The ConstructNYC Project was last presented to the Executive Committee on December 13, 2017.



**NYCEDC Project Code: 4742**

**Staff:** Bomi Kim, Senior Vice President, Contracts, Opportunity M/W/DBE  
Raymond A. Klein, Counsel, Legal

**Exhibit N**

**HUNTS POINT COMMUNITY ENGAGEMENT FACILITATOR  
Executive Committee Meeting  
February 5, 2020**

**Project:** A community-centered process to develop a new Hunts Point Vision Plan that builds upon the previous 2004 Hunts Point Vision Plan. The updated Hunts Point Vision Plan will focus on both implementable projects, as well as a longer term vision, for the next 20 years, on the Hunts Point peninsula.

**Contractor:** Pratt Institute

**Agreement to be Approved:** A consulting contract with Pratt Institute for engagement services related to the Project (the "Consultant Contract")

**Procurement Method:** A publicly advertised RFP

**Amount to be Approved:** Up to \$150,000

**Source of Funds to NYCEDC:** NYCEDC's programmatic budget

**Scope:** Pratt Institute and its subconsultants (the "Consultant Team") will develop and carry out a robust, inclusive and transparent stakeholder engagement plan to develop a new Hunts Point Vision Plan. The Consultant Team will be expected to collaborate with a team of City agencies, elected officials, community-based organizations, local businesses, and community members to inform both process and outcomes. The Consultant Team shall play a number of roles throughout the community engagement process, including:

- Define the overall engagement process;
- Identify the appropriate community groups to engage;
- Develop and deploy creative tools to engage with members of the community who may not readily participate in planning processes;
- Prepare for, lead and facilitate meetings;
- Disseminate materials to the public through both print and digital platforms; and
- Assist in the preparation of the final updated Hunts Point Vision Plan.

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

**NYCEDC Project Code:** 8083

**Staff:**

Nate Gray, Vice President, Neighborhood Strategies  
Jocelyn Dupre, Assistant Vice President, Neighborhood Strategies  
Rachel Aaronson, Analyst, Neighborhood Strategies  
Richard Palumbo, Senior Counsel, Legal

# EDC Executive Committee Minutes 2-5-2020 (e)

Final Audit Report

2020-05-06

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