



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 Cedenó
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

Mark Silversmith
Mark Silversmith (May 12, 2020)

Assistant Secretary

Dated: May 6, 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

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

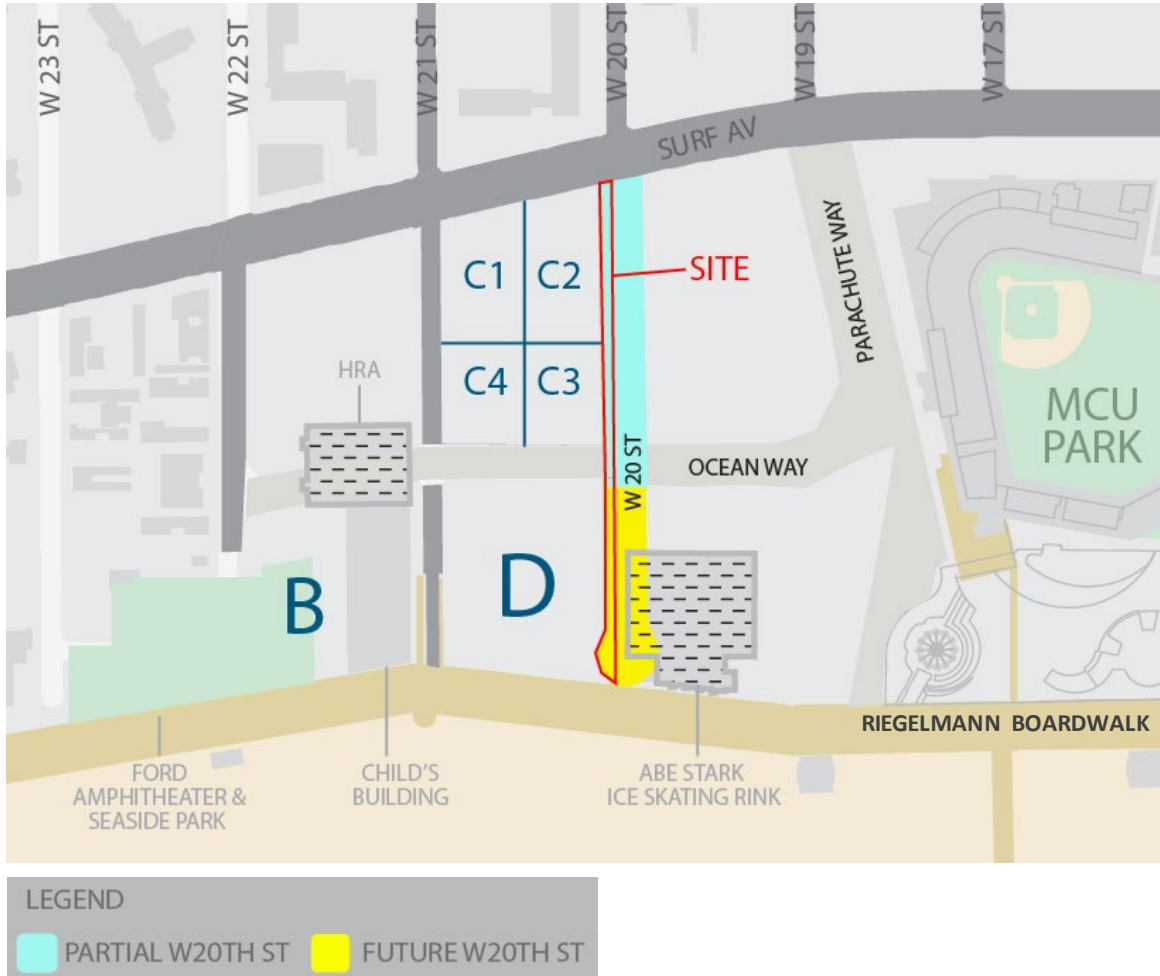


EXHIBIT E

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.