



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
November 11, 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, November 11, 2020.

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

William Candelaria
William Floyd
James McSpiritt
James Patchett
Michael Schlein
Timothy Wilkins
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 9:38 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. (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.)

1. Approval of the Minutes of the September 30, 2020 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the September 30, 2020 regular meeting of the Executive Committee, as submitted. A motion to approve such minutes, as submitted, was made, seconded and unanimously adopted.

2. Funding Agreement: The Lower Eastside Girls Club of New York, Inc.

Mason Hess, a Senior Project Manager of NYCEDC, presented a proposal for a funding agreement (the “LESGC Agreement”) with The Lower Eastside Girls Club of New York, Inc. (“LESGC”), or an affiliate, to fund a portion of the cost of the acquisition of two commercial spaces (comprising Unit B-1) within the same condominium building as LESGC’s Center for Community (Unit A) in order to construct the Center for Wellbeing and Happiness, a community space dedicated to providing a holistic, intergenerational approach to healthful living, and (ii) any agreements necessary to obtain funds (“Funding Source Agreements”) for the LESGC Agreement, on substantially the terms set forth in Exhibit A hereto.

A motion was made to authorize the President and any empowered officer to enter into the LESGC Agreement, and any needed Funding Source Agreements therefor, substantially as described in Exhibit A 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) NYC Ferry Infrastructure

(i) A proposed contract with M.G. McLaren Engineering and Land Surveying, P.C. for marine design and engineering and related services in connection with work to rebuild the Hunters Point South NYC Ferry landing, (ii) a proposed amendment to a force account agreement with the New York City Transit Authority to provide additional funds to cover additional hours of force account services, which include, without limitation, subway tunnel inspection, vibration monitoring and related services during work pertaining to dredging near Piers 9 and 11 on the East River in lower Manhattan, and (iii) any needed Funding Source Agreements, all related to the implementation and operation of the NYC Ferry program, on substantially the terms set forth in Exhibit B hereto.

(b) Modifications to Previous Authorizations – On-Call Hazmat (Toxics) Retainer

(i) Proposed amendments to the consultant contracts with each of TRC Environmental Corporation, GEI Consultants, Inc. and Louis Berger & Assoc., P.C. for on-call environmental consulting services to investigate and remediate contaminated sites, act as an environmental monitor, perform asbestos surveys and monitoring, and perform other environmental consulting tasks throughout the City, to provide additional funds for the continued provision of such services, and (ii) any needed Funding Source

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

(c) Modifications to Previous Authorizations – Waterfront Maintenance

A proposal with regard to a contract with Reicon Group, LLC (the “Reicon Contract”), to provide waterfront maintenance services at various sites, to provide that (i) the source of funds may be City Capital Budget funds and/or NYCEDC programmatic budget funds, (ii) the services may be performed for any site owned or managed by NYCEDC or with regard to which NYCEDC is requested to provide services by the City, and (iii) the funds previously authorized for project services under the Reicon Contract and another contract will be used solely for the Reicon Contract, on substantially the terms set forth in Exhibit C hereto.

(d) Modifications to Previous Authorizations – Citywide Electrical Services

A proposal with regard to a contract with each of P & M Electrical Contracting Corp., Demand Electric Inc. and Unisys Electric Inc. to provide citywide on-call preventative maintenance, repair and emergency electrical services for electrical systems at NYCEDC owned and managed properties and various sites throughout the City with regard to which NYCEDC is requested to perform such services by the City, to provide that the source of funds may be City Capital Budget funds and/or NYCEDC programmatic budget funds, on substantially the terms set forth in Exhibit C 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 B and C hereto. Such motion was seconded and unanimously approved.

4. Funding Agreement: Seaport Museum New York (d/b/a South Street Seaport Museum)

At this time, Mr. Hess presented a proposal for (i) a funding agreement with Seaport Museum New York (d/b/a South Street Seaport Museum), (ii) any needed Funding Source Agreements for said agreement, and (iii) NYCEDC to provide up to \$160,000 of NYCEDC programmatic budget funds to Seaport Museum New York (d/b/a South Street Seaport Museum) to pay a portion of its costs for design and engineering services, and to enter into any needed related agreements, all to fund a portion of the cost of the renovation of a five-floor, landmarked building owned by The City of New York, which will be used by the South Street Seaport Museum and possibly in part by its tenants, on substantially the terms set forth in Exhibit A hereto.

A motion was then made to authorize the matters pertaining to Seaport Museum New York (d/b/a South Street Seaport Museum) set forth for authorization in the Proposed Resolution section of Exhibit A hereto. Such motion was seconded and unanimously approved.

5. Approvals

With respect to the items set forth in Section 2(a), Section 3(a) – (d) and Section 4 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

6. Adjournment

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

Mark Silversmith

Mark Silversmith (Dec 18, 2020 11:34 EST)

Assistant Secretary

Dated: 12/18/2020

Brooklyn, New York

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

FUNDING AGREEMENTS
Executive Committee Meeting
November 11, 2020

Proposed Resolution: To authorize (1) 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 needed Funding Source Agreements and (2) NYCEDC to provide up to \$160,000 of NYCEDC programmatic budget funds to Seaport Museum New York (d/b/a South Street Seaport Museum) to pay a portion of its costs for design and engineering services for the renovation of 213-215 Water Street, Manhattan, a building to be used by the South Street Seaport Museum and possibly in part by its tenants, and to enter into any needed related agreements on a sole source basis

Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Addresses, Borough	Source or Type of New NYCEDC Funds	Amount Under New Agreement/ Amendment	Application of Funds
(1) The Lower Eastside Girls Club of New York, Inc. (“LESGC”), a not-for-profit corporation – Funding Agreement	101 Avenue D, Unit B-1, Manhattan	City Council and Manhattan Borough President	Up to \$2,310,000	To fund a portion of the cost of the acquisition of two commercial spaces (comprising Unit B-1) within the same condominium building as LESGC’s Center for Community (Unit A) in order to construct the Center for Wellbeing and Happiness, a community space dedicated to providing a holistic, intergenerational approach to healthful living.

(2) Seaport Museum New York (d/b/a South Street Seaport Museum), a not-for-profit corporation – Funding Agreement	213-215 Water Street, Manhattan	Mayoral, City Council, and Manhattan Borough President	Up to \$4,800,000	To fund a portion of the cost of the renovation of a five-floor, landmarked building owned by the City, which will be used by the South Street Seaport Museum and possibly in part by tenants of the South Street Seaport Museum
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NYCEDC Project Codes: (1) 6394; (2) 9395

Relevant Staff: (1) Sandy Chung, Assistant Vice President; (2) Mason Hess, Senior Project Manager

Description of Contractors

- (1) **The Lower Eastside Girls Club of New York, Inc.** is a community-based organization dedicated to preparing today's girls for tomorrow's world. LESGC's mission is "to raise the next generation of environmental, entrepreneurial and ethical leaders."
- (2) **Seaport Museum New York (d/b/a South Street Seaport Museum)** is a museum the mission of which is to preserve and interpret the origins and growth of New York City as a world port, a place where goods, labor, and cultures are exchanged through work, commerce, and the interaction of diverse communities.

EXHIBIT B



**NYC FERRY INFRASTRUCTURE
Executive Committee Meeting
November 11, 2020**

Project Description: Marine design and engineering and related services, and force account services, related to the implementation of the NYC Ferry program

Boroughs: Manhattan and Queens

Type of Contracts: A contract for design and engineering and related consulting services (the “Design and Engineering Contract”) and an amendment (the “Force Account Amendment”) to a force account agreement (the “Force Account Agreement”) with the New York City Transit Authority (“NYCTA”)

Amounts to be Approved:

- Up to \$700,000 for the Design and Engineering Contract
- Up to an additional \$340,000 through the Force Account Amendment bringing the authorized amount of the Force Account Agreement to up to \$500,000

Type of Funds: City Capital Budget funds and/or other funds then available (including, without limitation, NYCEDC programmatic budget funds and/or City Tax Levy funds)

Procurement Methods:

- Design and Engineering Contract: Sole source contract based on the consultant’s related work on the NYC Ferry program. The consultant was originally procured for NYC Ferry work by a CM based on the CM method of procurement in NYCEDC’s contracts with the City.
- Force Account Amendment: Sole source amendment to a sole source contract.

Last Exec. Comm. Approval: The NYC Ferry Service Project was last presented to the Executive Committee on February 5, 2020

Agreements to be Approved:

- The Design and Engineering Contract with M.G. McLaren Engineering and Land Surveying, P.C. (“McLaren”) for Project marine design and engineering and related services
- The Force Account Amendment with NYCTA
- Any needed Funding Source Agreements

Scope of Work: Hunters Point South is currently an NYC Ferry landing site which requires rebuilding, including removing the existing landing and replacing it with a new landing attached to the adjacent bulkhead. NYCEDC proposes to enter into the Design and Engineering Contract with McLaren to perform marine design and engineering and related services for the Hunters Point South Ferry Landing work. McLaren's services will include, without limitation, site investigations, design drawings, permitting, and construction support.

NYCTA's work under the Force Account Agreement includes, without limitation, subway tunnel inspection, vibration monitoring and related services during work pertaining to dredging near Piers 9 and 11 on the East River in lower Manhattan in connection with the operation of the NYC Ferry. The Force Account Amendment will provide additional funds to cover additional hours of services for this work.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Design and Engineering Contract, the Force Account Amendment and any needed Funding Source Agreements, substantially as described herein.

Relevant Staff: Sakiru Okeowo, Asst. Vice President, Capital Program
Jennifer Cass, Senior Vice President, Capital Program
Raymond A. Klein, Counsel, Legal

Project Code: 6155

EXHIBIT C

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
November 11, 2020

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

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

Contractors	Project Site Address and Borough	Amount and Type of Funds	Project Work	Proposed Modification	Last Exec. Comm. Approval and Project Code
TRC Environmental Corporation; GEI Consultants, Inc. and Louis Berger & Assoc., P.C.	All boroughs	Up to an additional \$3,000,000 in the aggregate for on-call hazmat (toxics) retainer contracts with the three listed consultants. (Previously up to \$9,000,000 in the aggregate was approved for these three contracts and two additional contracts for project services.) The source of funds will vary depending on the particular task and may include, without limitation, City Capital Budget, NYCEDC programmatic budget funds, IDA, and Federal and State grants.	The provision of on-call environmental consulting services to investigate and remediate contaminated sites, act as an environmental monitor, perform asbestos surveys and monitoring, and perform other environmental consulting tasks throughout New York City.	To provide for up to an additional \$3,000,000 in the aggregate for the three specified retainer contracts, and any needed Funding Source Agreements related thereto	Approval Date: 12/20/2016 Project Code: 3363

<p>Reicon Group, LLC</p>	<p>All boroughs</p>	<p>\$15,000,000 of NYCEDC programmatic budget funds was previously authorized for this project-the amount is not changing but the source may now be NYCEDC programmatic budget funds and/or City Capital Budget funds.</p>	<p>Waterfront maintenance services at various sites, including, without limitation, inspection of maritime assets, environmental remediation, emergency repairs, storm preparation and response, dry docking services, heavy machinery repair, custom fabrication, barge ballasting, repair and servicing of maritime assets including NYC Ferry.</p>	<p>To provide that the source of funds may be City Capital Budget funds and/or NYCEDC programmatic budget funds and to provide that the services may be performed for any site owned or managed by NYCEDC or with regard to which NYCEDC is requested to provide services by the City.</p> <p>Previously the Executive Committee authorized the \$15,000,000 in aggregate for two contractors to provide the project services for properties managed by NYCEDC. The funds will be solely used for the Reicon contract.</p>	<p>Approval Date: 9/27/2019</p> <p>Project Code: 7882</p>
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P & M Electrical Contracting Corp., Demand Electric Inc., and Unisys Electric Inc.	All boroughs	\$15,000,000 of NYCEDC programmatic budget funds was previously authorized for this project-the amount is not changing but the source may now be NYCEDC programmatic budget funds and/or City Capital Budget funds.	The contractors shall continue to provide on-call preventative maintenance, repair and emergency electrical services for electrical systems at NYCEDC owned and managed properties and various sites throughout the City with regard to which NYCEDC is requested to perform services by the City.	To provide that the source of funds may be City Capital Budget funds and/or NYCEDC programmatic budget funds.	Approval Date: 5/8/2019 Project Code: 7814
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Relevant Staff: Yasira Mena, Senior Project Support Analyst, PPS
Tracey Bell, Vice President, Land Use
Robert Holbrook, Senior Vice President, Land Use
Raymond A. Klein, Counsel, Legal
Stephen Markovic, Assistant Vice President, Asset Management
Felix Ceballos, Assistant Vice President, Asset Management
Ronald Cicatelli, Assistant Vice President, Asset Management