



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
February 3, 2021

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation (“NYCEDC”) was held telephonically, pursuant to notice by an Assistant Secretary, on Wednesday, February 3, 2021.

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

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

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

The meeting was chaired by James Patchett, President of NYCEDC, and called to order at 9:15 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 16, 2020 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the December 16, 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) Modifications to Previous Authorizations – Regional Food Hub

Priya Ananthanathan, an Assistant Vice President of NYCEDC, presented a proposal for increasing the amount provided under a funding agreement with New York State Regional Food Hub LLC (“NYSRFH”) in connection with a ground lease (the “Lease”) by The City of New York (the “City”) of real property in the Hunts Point Food Distribution Center in the Bronx to NYSRFH for the development and operation of a wholesale and retail food distribution center (the “Center”) that it was indicated at the meeting would probably be approximately 60,000 square feet rather than the approximately 70,000 square feet indicated in Exhibit A, to facilitate the expansion of farmers’ markets and youth markets and to provide fresh and locally grown food and agricultural products to the City’s underserved communities through NYSRFH’s work with small and mid-sized regional farms, on substantially the terms set forth in Exhibit A hereto (with the size of the Center adjusted to approximately 60,000 square feet).

In answer to a question from Mr. McSpirtt, Ms. Ananthanathan stated that NYSRFH was a subsidiary of GrowNYC, and that this was essentially a GrowNYC project. In answer to a question from Mr. Cedenno, Sean Freas, an Assistant Vice President of NYCEDC, stated that approximately 150 construction jobs and approximately 90 permanent jobs were estimated for the project.

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution section of Exhibit A hereto (with the size of the Center adjusted as indicated above). Such motion was seconded and unanimously approved.

### (b) Rapid Testing Innovation Competition: Columbia University Studies

Jamie Horton, a Senior Associate of NYCEDC, presented a proposal for (i) an agreement with Columbia University (“Columbia”) pursuant to which NYCEDC will provide Columbia with financial support for studies needed for performance improvement and regulatory approval, which would likely lead to commercialization of Columbia’s rapid COVID-19 antigen test, and (ii) any needed agreements necessary to obtain funds (“Funding Source Agreements”) for the project, all in connection with the Rapid Testing Innovation Competition that NYCEDC launched in October 2020 to support the development and deployment of COVID-19 testing technologies that deliver fast, accurate results in order to aid the safe reopening of the City’s economy, to which competition a team from Columbia had been a respondent, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Mr. Cedenno, Mr. Horton stated that Columbia’s

antigen test was a nasal test using a regular swab, as opposed to the longer nasopharyngeal swab.

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

(c) Modifications to Previous Authorizations – Pier 42

Nikita Sharma, a Project Director of NYCEDC, presented a proposal (i) to modify NYCEDC's contract with Matthews Nielsen Landscape Architects, P.C. ("MNLA") for design and related services for the Pier 42 project to provide for additional design and related services for utility and related work that was formerly included in the East Side Coastal Resiliency project, (ii) to provide that to the extent that the previously authorized amount for MNLA for the Pier 42 project (other than the above-described utility and related services) is not used entirely, the balance may be used, under NYCEDC's already authorized on-call construction manager retainer with LiRo Engineers, Inc. for Pier 42 project construction and construction related services, and (iii) for any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit C hereto.

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

(d) 2021 COVID-19 Surge Staffing Loan Fund

Eric Clement, a Managing Director of NYCEDC, presented a proposal for NYCEDC and/or a limited liability company newly formed by NYCEDC to undertake various actions and enter into various agreements, to provide for the implementation and administration of an emergency loan program (the "Program") to aid hospital and nursing home organizations in the City by providing funds for hiring and operating needs to respond to increasing COVID-19 cases, on substantially the terms set forth in Exhibit D hereto. The funding mechanism would be in place in the event that an increase in staffing was needed.

In answer to a question from Mr. Wilkins, Mr. Clement stated that the Program was expected to work in conjunction with Federal programs. He explained that it was anticipated that many of the costs experienced by these healthcare facilities would be reimbursed by the Federal Emergency Management Agency ("FEMA"), but that because the facilities would not receive the FEMA reimbursement for some time, the aim of the Program was to make available funds for their immediate cost needs, and that they would later be federally reimbursed. At this time, Mr. Patchett added that many hospitals and facilities had very few resources and would not have enough cash on hand to pay for the staffing in the event of a COVID-19 surge, and that the Program was intended to solve that liquidity problem in the interim with the expectation of Federal reimbursement down the road. Then, in answer to a second question from Mr. Wilkins,

Mr. Clement stated that NYCEDC anticipated that the interest rate for these loans would be very similar to the New York City cost of borrowing, which would be around the 2% level.

Lastly, Mr. Patchett thanked Mr. Clement and his team for their work on this Program, as well as for the various other financial solutions that they had worked on thus far during the pandemic when called upon by the City for their assistance and expertise.

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.

### 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) On-Call Land Surveying Services

(i) A proposed separate contract with each of Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., Barbara Thayer, P.E., Arch., Landscape Architecture, L.S., D.P.C., KC Engineering and Land Surveying, P.C. and Gayron De Bruin Land Surveying and Engineering P.C. (being renamed GDB Geospatial LS, P.C.), and any amendments thereto, to provide on-call surveying and related services in connection with various projects in all five boroughs of the City, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit E hereto.

#### (b) Modifications to Previous Authorizations – WE Fund Crowd Program

With respect to NYCEDC's contract with Kiva Microfunds ("Kiva") pursuant to which Kiva manages the WE Fund: Crowd program (the "Crowd Program") and supports the disbursement and collection of loans thereunder, which Crowd Program currently catalyzes the provision of affordable credit to small businesses, including women-owned businesses, by having NYCEDC provide the lesser of 10% or \$1,000 of the amount provided for successful crowdfunded loans to borrowers (which amount is being modified as hereinafter described), a proposal for the ratification of the extension of the loan issuance period for the Crowd Program until March 1, 2021, instead of the previous end date of December 31, 2020, and for the approval of the following amendments negotiated in part during such extension: (i) a one-year extension of the loan issuance period to March 1, 2022, with NYCEDC having an additional one-year optional extension; (ii) during the one-year extension and the one-year optional extension period, the Crowd Program will be funded on a per loan basis, at a rate of 10% of the total amount of each loan, up to a maximum of \$1,500; (iii) new loans will be from currently uncommitted NYCEDC funds from the original \$250,000 approved for the

Crowd Program and repayments of prior loans; and (iv) no management fee for any additional years of loan issuance, all on substantially the terms set forth in Exhibit F hereto.

(c) Modifications to Previous Authorizations – St. George Theater

A proposal with regard to the utilization of NYCEDC's facilities management/construction management contract with LiRo Program and Construction Management, PE P.C. ("LiRo") for LiRo to undertake construction management services and subcontract for other services to undertake the rehabilitation of the St. George Theater, Staten Island, including, without limitation, upgrades to the lobby, security systems, and overall ADA accessibility, to provide up to an additional \$1,200,000 for costs and staffing for work to close out this project, on substantially the terms set forth in Exhibit G hereto.

(d) Funding Agreement

A proposed funding agreement with HANAC, Inc., or an affiliate, to fund a portion of the cost of the renovation of a community social services center, and (ii) any needed Funding Source Agreements for said agreement, on substantially the terms set forth in Exhibit H 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 E – H 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) – (d) 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, pursuant to a motion made, seconded and unanimously approved the Executive Committee meeting was adjourned at 9:56 a.m.

*Mark Silversmith*

Mark Silversmith (Mar 19, 2021 13:48 EDT)

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Assistant Secretary

Dated: 03/19/2021

Brooklyn, 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**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-REGIONAL FOOD HUB**  
**Executive Committee Meeting**  
**February 3, 2021**

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

<b>Contractor</b>	<b>Project Site Address, Borough</b>	<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>	<b>Last Exec. Comm. Approval and Project Codes</b>
New York State Regional Food Hub LLC ("NYSRFH")	298 Halleck Street, Bronx	<p>Up to \$5,000,000 to be provided by NYCEDC to NYSRFH pursuant to the Lease (hereinafter defined); City Capital Budget funds</p> <p>Up to \$9,050,000 to be provided by NYCEDC to NYSRFH under a funding agreement (the "Funding Agreement"); City Capital Budget funds</p>	The City will enter into a ground lease (the "Lease") of real property in the Hunts Point Food Distribution Center in the Bronx to NYSRFH for the development and operation of an approximately 70,000 square foot wholesale and retail food distribution center (the "Center"). The Center will be to facilitate the expansion of farmers' markets and youth markets and to provide fresh and locally grown food and agricultural products to the City's underserved communities through NYSRFH's work with small and mid-sized regional farms. The up to \$5,000,000 provided pursuant to the Lease will be used to pay for Landlord's Work (certain site preparation and foundation work) at the leased premises. The funds provided under the Funding Agreement will provide funds for a portion of the cost of developing the Center.	<p>The amount to be provided pursuant to the Lease remains at up to \$5,000,000.</p> <p>The funding under the Funding Agreement will be increased from the previously approved up to \$7,000,000 to up to \$9,050,000. The additional \$2,050,000 is being made available by the City Council.</p>	<p>Approval Date: June 26, 2019</p> <p>Project Codes: 6775 7985 (Funding Agreement)</p>

**Relevant Staff:** Sean Freas, Senior Associate, Asset Management; Winthrop Hoyt, Senior Vice President, Asset Management; Priya Ananthanathan, Assistant Vice President, Funding Agreements; Melanie McMann, Vice President, Funding Agreements; Shana Attas, Counsel, Legal

**EXHIBIT B**



**RAPID TESTING INNOVATION COMPETITION: COLUMBIA UNIVERSITY STUDIES  
Executive Committee Meeting  
February 3, 2021**

**Project Description:** The Rapid Testing Innovation Competition (“RTIC”) was launched by NYCEDC in October 2020 to support the development and deployment of COVID-19 testing technologies that deliver fast, accurate results in order to aid the safe reopening of the New York City economy. To support the RTIC respondent team from Columbia University (“Columbia”), NYCEDC proposes to provide financial support to Columbia for studies needed for performance improvement and regulatory approval, which is likely to lead to commercialization of Columbia’s antigen test.

**Borough:** Manhattan

**Amount to be Approved:** Up to \$164,000

**Type of Funds:** IDA

**Procurement Method:** Sole source emergency procurement. Columbia was selected for financial support from respondents to the RTIC.

**Agreements to be Approved:**

- An agreement with Columbia pursuant to which NYCEDC will provide Columbia with financial support for the Project (the “Columbia Agreement”)
- Any needed Funding Source Agreements

**Scope of Work:** The funds provided by NYCEDC will help support technical evaluation studies required for performance improvement and regulatory approval for the rapid Columbia COVID-19 antigen test that was developed by an interdisciplinary team of researchers, led by Dr. David Ho, head of the Aaron Diamond AIDS Research Center. Since the beginning of the COVID-19 pandemic, Dr. Ho and his research team have shifted much of their attention to studying SARS-CoV-2.

Columbia’s test does not use separate laboratory instrumentation, can be performed in non-laboratory, on-site settings, and aims to provide results in approximately 15 minutes. The funds provided by NYCEDC will principally support human usability, clinical evaluation, and demonstration studies. The human usability and clinical

evaluation studies are required for Food and Drug Administration Emergency Use Authorization (“FDA EUA”), which must be obtained prior to sale of the device. The demonstration study is occurring at Columbia University and will help to assess the test effectiveness under real world conditions. Pending successful study outcomes and receipt of FDA EUA, it is expected that test manufacturing and sales will occur in the next several months.

**Proposed Resolution:** Approval for NYCEDC to enter into the Columbia Agreement and any needed Funding Source Agreements substantially as described above.

**Relevant Staff:** Sue Rosenthal, Senior Vice President, Life Science  
Jamie Horton, Senior Associate, Real Estate Transactions  
Brigit Goebelbecker, Senior Project Manger, Initiatives  
Tiffany Lacker, Senior Counsel, Legal

**Project Code:** 9532

**EXHIBIT C**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-PIER 42**  
**Executive Committee Meeting**  
**February 3, 2021**

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

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

Contractor	Project Site Address(es), Borough	Amount and Type of Funds	Project Work	Proposed Modification	Last Exec. Comm. Approval and Project Code
Mathews Nielsen Landscape Architects, P.C. (“MNLA”) and LiRo Engineers, Inc. (“LiRo”)	Pier 42, Manhattan	For NYCEDC’s Pier 42 project design and related services contract with MNLA, approximately \$750,000 to provide for such services for utility and related work that was formerly included in the East Side Coastal Resiliency (“ESCR”) project; City Capital Budget funds	<p>MNLA has provided design and construction administration work for the Pier 42 project, which will result in the creation of a park on Pier 42 and its upland area, in coordination with the ESCR project.</p> <p>LiRo has served as the construction manager for the project and will oversee construction for the remainder of the project.</p>	<p>An additional \$250,000 for the Pier 42 contract with MNLA for additional design and related services for utility and related work for the Pier 42 project, which was formerly included in the ESCR project, bringing the total for such work to up to \$750,000.</p> <p>To the extent that the previously authorized amount for MNLA for the Pier 42 project (other than the above described utility and related services) is not used entirely, the balance may be used, under NYCEDC’s already authorized on-call construction manager retainer with Liro for Pier 42 project construction and construction related services.</p>	<p>Approval Dates:  May 8, 2019 (ESCR related work)  November 7, 2019 (other Pier 42 work)</p> <p>Project Code:  6611</p>

**Relevant Staff:** Nikita Sharma, Project Director, Capital Program; Terri Bahr, Vice President, Capital Program; Brian Larsen, Senior Vice President, Capital Program; Michael Barone, Senior Counsel, Legal

**EXHIBIT D**



**2021 COVID-19 SURGE STAFFING LOAN FUND**  
**Executive Committee Meeting**  
**February 3, 2021**

**Project Description:** The implementation and administration of an emergency loan program to aid hospital and nursing home organizations in the City. The project will fund loans for hiring needs and operating needs to respond to increasing Covid-19 cases, and related fees and other expenses for the project.

**Type of Funds Anticipated to be Used by NYCEDC for the Project:** City Tax Levy funds, NYCEDC programmatic budget funds (anticipated to be reimbursed from City Tax Levy funds), and/or Federal funds

**Procurement Method:** Targeted Solicitation—Although a competitive process is being used to select the bank and the Loan Administrator (hereinafter described) for the Project, the selection method will be considered to be sole source procurement under NYCEDC’s Amended and Restated Contract with the City, as amended (the “Annual Contract”) with the City, since a different competitive process is being used than is specified in NYCEDC’s Annual Contract with the City.

**Matters  
to be  
Approved:**

- (i) a limited liability company newly formed by NYCEDC (the “new NYCEDC Entity”) will procure a commercial loan from a bank in the amount of up to \$50 million less the Loan Program Costs (described in (v) below), on terms to be determined through the process for the selection of the bank, and will enter into related agreements with the bank to provide funding for the loans to hospitals and nursing homes and certain matters described below (the “Credit Agreements”), and other ancillary agreements;
- (ii) the proceeds of the bank loan will be used by the new NYCEDC Entity to create a loan program to provide emergency loans to hospitals and nursing homes in the City for staffing and operating needs in connection with the COVID-19 pandemic. The new NYCEDC Entity will make loans to hospitals and nursing homes in the City in amounts to be determined by applicants’ demonstrated need, with terms expected to be not longer than three years;
- (iii) the new NYCEDC Entity will procure loan administration services from a service provider (the “Loan Administrator”) and will enter into an agreement with the Loan Administrator (the “Loan Administrator Agreement”), pursuant to which the Loan Administrator is expected to receive an administrative fee;
- (iv) NYCEDC and/or the new NYCEDC Entity will agree, pursuant to a support or similar agreement(s) (the “Support Agreement”), to provide funds to pay Loan Program Costs (as described below) and debt service in respect of the bank loan in the event that hospital and nursing home borrowers fail to repay their loans in

full at maturity, subject to receipt of the payments from the City described in (v) and (vi) below;

(v) the City has agreed to provide to NYCEDC up to \$7 million (the “Loan Program Costs”), to pay the costs and expenses of the loans to hospitals and nursing homes, including the costs and fees of the Loan Administrator and, if necessary, debt service in respect of the bank loan (the exact amount of the Loan Program Costs will depend on what is required by the bank and the Loan Administrator) and up to an estimated \$500,000 for additional debt enforcement and collection services (“Special Services”) that may be required by the new NYCEDC Entity if City funds are applied to debt service in respect of the bank loan. NYCEDC may advance the Loan Program Costs in whole or in part pending anticipated receipt from the City;

(vi) the City will (anticipated to occur in City Fiscal Year 2024), subject to, and only to the extent of, funds having been appropriated for the purpose, provide to NYCEDC the amount owed by the new NYCEDC Entity to the bank, up to the sum of (x) \$43 million plus (y) \$7 million less the Loan Program Costs provided by NYCEDC (including Special Services), as described in (v) above;

(vii) upon receipt of the amount described in (vi) above, the new NYCEDC Entity will apply the funds to repay the bank loan, and any additional Loan Program Costs (including Special Services), provided that neither NYCEDC nor the new NYCEDC Entity shall have any obligation to make any such payment in excess of what NYCEDC and the new NYCEDC Entity receive from the City; and

(viii) the bank may have a security interest in loan payments made by hospitals and nursing homes until the loan made by the bank to the new NYCEDC Entity is repaid in full; thereafter, such payments shall be made to the new NYCEDC Entity.

**Proposed Resolution:** To authorize NYCEDC to, and/or as the member of the new NYCEDC Entity to cause the new NYCEDC Entity to:

- (i) create the new NYCEDC Entity;
- (ii) enter into the Credit Agreements, the Loan Administrator Agreement and the Support Agreement and related ancillary agreements;
- (iii) make loans and enter into related ancillary agreements;
- (iv) take all necessary or appropriate actions in connection with the Credit Agreements, the Loan Administrator Agreement and the Support Agreement and related ancillary agreements, and enter into and take all necessary or appropriate actions in connection with other necessary or appropriate agreements related to implementing the Credit Agreements, the Loan Administrator Agreement and the Support Agreement and related ancillary agreements,

all substantially as described herein.

**Relevant Staff:** Eric Clement, Managing Director, Strategic Investments Group  
Julia Schneider, Vice President, Strategic Investments Group  
Jasper Wilson, Assistant Vice President, Strategic Investments Group  
Adam Lewis, Senior Counsel, Legal

**Project Code:** 9643

**EXHIBIT E**



**ON-CALL LAND SURVEYING SERVICES  
Executive Committee Meeting  
February 3, 2021**

**Project Description:** Retaining on-call consultants, which with their teams have experience and expertise in land surveying, map and utility research, and mobilizing professional teams for given survey and related tasks in connection with various projects in all five boroughs of the City.

**Borough:** Citywide

**Type of Contract:** Retainer contract

**Amount to be Approved:** Up to \$2,000,000 in the aggregate for all four contracts

**Type of Funds:** The type of funds will vary based on each task. Sources may include, without limitation, NYCEDC's programmatic budget, IDA and City Capital Budget.

**Procurement Method:** NYCEDC issued an RFP to several firms on NYCEDC's Vendors List for the Project services.

**Last Exec. Comm. Approval:** May 9, 2018

**Agreements to be Approved:**

- A separate contract for Project services with each of the following, and any amendments thereto (together, the "Consultant Contracts"):
  - Langan Engineering, Environmental, Surveying, Landscape Architecture And Geology, D.P.C.
  - Barbara Thayer, P.E., Arch., Landscape Architecture, L.S., D.P.C.
  - KC Engineering And Land Surveying, P.C.
  - Gayron De Bruin Land Surveying And Engineering P.C.(being renamed GDB Geospatial LS, P.C.)
- Any needed Funding Source Agreements

**Scope of Work:** The consultants shall provide surveying services related to various projects on an as-needed basis, as determined by NYCEDC. The consultants shall perform such services as NYCEDC may direct from time to time at various areas throughout New York City. The work shall principally consist of the following tasks: Property Survey; Topographic Survey; Utility Survey; Wetland Survey and Delineation; Interior Building As-Built Drawings; and Property Survey under ALTA standards.

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

**Relevant Staff:** Marilyn Lee, Vice President, Land Use  
Marcela DeLorenzo, Senior Project Support Analyst, Planning Project Support  
Randi Cohen, Senior Counsel, Legal

**Project Code:** 2877

**EXHIBIT F**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-WE FUND CROWD PROGRAM**  
**Executive Committee Meeting**  
**February 3, 2021**

**Proposed Resolution:** To modify previous authorizations of the Executive Committee substantially as described herein and to authorize and ratify the President and any empowered officer entering 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.

<b>Contractor</b>	<b>Project Site Address(es), Borough</b>	<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>	<b>Last Exec. Comm. Approval and Project Code</b>
Kiva Microfunds ("Kiva")	Citywide	Up to \$250,000; NYCEDC programmatic budget funds	Kiva has provided services to NYCEDC to manage the WE Fund: Crowd program (the "Program") and support the disbursement and collection of loans thereunder since its launch in November 2017. The Program currently catalyzes the provision of affordable credit to small businesses, including women-owned businesses, by having NYCEDC provide the	<ul style="list-style-type: none"> <li>▪ Ratification of the extension of the loan issuance period for the Program until March 1, 2021 instead of the previous end date of December 31, 2020, which extension was entered into to allow the parties time to negotiate the amendments set forth below.</li> </ul>	Approval Date: March 20, 2018  Project Code: 7260



			<p>lesser of 10% or \$1,000 of the amount provided for successful crowdfunded loans to borrowers (which amount is being modified as hereinafter described)</p>	<ul style="list-style-type: none"> <li>▪ One-year extension of the loan issuance period to March 1, 2022, with NYCEDC having an additional one-year optional extension</li> <li>▪ Loan structure: During the one-year extension and the one year optional extension period, the Program will be funded on a per loan basis, at a rate of 10% of the total amount of each loan, up to a maximum of \$1,500</li> <li>▪ New loans are from currently uncommitted NYCEDC funds from the original \$250,000 approved for the Program and repayments of prior loans</li> </ul>	
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				▪ Fee: No management fee for any additional years of loan issuance	
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**Relevant Staff:** Julia Schneider, Vice President, Strategic Investments Group; Nicholas Lyos, Associate, Strategic Investments Group; Lauren Brady, Senior Counsel, Legal

**EXHIBIT G**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-ST. GEORGE THEATER**  
**Executive Committee Meeting**  
**February 3, 2021**

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

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

<b>Contractor</b>	<b>Project Site Address, Borough</b>	<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>	<b>Last Exec. Comm. Approval and Project Code</b>
LiRo	St. George Theater, Staten Island	Up to \$3,363,032; City Capital Budget funds	Utilizing NYCEDC's FM/CM Contract with LiRo for LiRO to undertake CM services and subcontract for other services to undertake the rehabilitation of the St. George Theater, including, without limitation, upgrades to the lobby, security systems, and overall ADA accessibility.	To provide up to an additional \$1,200,000 for costs and staffing for work to close out the Project (bringing the total amount provided for the Project under the LiRo contract to up to \$3,363,032)	Approval Date: 6/26/19  Project Code: 6415

**Relevant Staff:** Steven Nelson, Senior Project Manager, Capital Program; Leonard Greco, Senior Vice President, Capital Program; Raymond A. Klein, Counsel, Legal

**EXHIBIT H**

**FUNDING AGREEMENT**  
**Executive Committee Meeting**  
**February 3, 2021**

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

<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, Borough</b>	<b>Source or Type of New NYCEDC Funds</b>	<b>Amount Under New Agreement/ Amendment</b>	<b>Application of Funds</b>
(1) HANAC, Inc., a not-for-profit corporation – Funding Agreement	23-16 30 <sup>th</sup> Avenue, Queens	City Council and Queens Borough President	Up to \$1,395,122	To fund a portion of the cost of the renovation of a community social services center.

**NYCEDC Project Code:** (1) 7691

**Relevant Staff:** (1) Joshua Altshuler, Assistant Vice President

## **Description of Contractor**

**HANAC, Inc. (“HANAC”)** provides affordable housing services, property management services, and social service programs to people of all ages, including legal immigration and counseling services. HANAC’s legal immigration program offers assistance with immigration application filing and translation services and HANAC’s Child and Family Counseling Preventive Program is designed to ensure safety and well-being through collaborative efforts between family members, schools, and community service providers.