



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
August 10, 2021

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation (“NYCEDC”) was held, pursuant to notice by an Assistant Secretary, on Tuesday, August 10, 2021, in Conference Center A/B, at NYCEDC’s offices at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

William Candelaria (by conference telephone)  
Wilton Cedeno (by conference telephone)  
Rachel Loeb  
Pedram Mahdavi (as alternate for Vicki Been)  
James McSpiritt  
Danny Meyer  
Patrick J. O’Sullivan, Jr. (by conference telephone)  
Betty Woo

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

The meeting was chaired by Danny Meyer, Chairperson of NYCEDC, and called to order at 9:01 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 June 22, 2021 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the June 22, 2021 regular meeting of the Executive Committee, as submitted. A motion to approve such minutes, as submitted, was made, seconded and unanimously adopted.

Mr. Mahdavi joined the meeting at this time.

2. Report of NYCEDC’s President

At this time, Rachel Loeb, President of NYCEDC, presented a report to the Directors. First, she briefly discussed the current state of the pandemic and how NYCEDC continued to support the efforts of the City of New York (the “City”) to reopen the economy. Ms. Loeb then noted the recent announcement by JetBlue that it would be maintaining its headquarters in New York City and discussed NYCEDC’s significant

role in the related negotiation process. Lastly, Ms. Loeb highlighted several recent announcements and events involving key NYCEDC projects and initiatives.

Mr. Candelaria joined the meeting at this time.

3. Presentation: LifeSci NYC – Leading the Way in Life Sciences Innovation

At this time, Susan Rosenthal, a Senior Vice President of NYCEDC, provided an overview of the life sciences industry in the City through an update presentation on LifeSci NYC. She told the story of the LifeSci NYC initiative, from the foundation that was laid approximately 10 years ago and the accomplishments of the City's initial LifeSci NYC investment in 2016, to the recent Covid-19 pandemic and what NYCEDC and the City learned from that unprecedented experience, including the value of the industry through its therapeutics, testing, and vaccines, and how resilient the life sciences industry was, as it continued to grow during this challenging time while other sectors of the economy dipped. Lastly, Ms. Rosenthal discussed the Mayor's recently announced commitment to increase the City's investment in life sciences, thus continuing to support New York City's emergence as an industry leader and unlock the growth and expansion of LifeSci NYC, to provide for more commercial lab space and incubators, expanded internships and other industry-related programs, and greater support for non-profit facilities to spur new research.

At this time, Mr. Cedeno thanked and commended Ms. Rosenthal and her team for their leadership with respect to LifeSci NYC work. In answer to a question from Mr. Meyer, Ms. Rosenthal explained that she anticipated that NYCEDC would be able to continue over at least the next 10 years the positive growth rate that had been seen over the last several years, and that this was due to much untapped opportunity in biology and technology. In answer to a second question from Mr. Meyer, Ms. Rosenthal stated that Cambridge, Massachusetts and the San Francisco Bay area were well known as lead cities in the industry, and that Philadelphia and the Research Triangle in North Carolina, among others globally, were cities that also were emerging in the life sciences field.

In answer to a question from Mr. McSpirtt, Ms. Rosenthal explained that there were still significant challenges and work to be done in order to change outside perceptions to the point where New York City was widely seen as a life sciences industry leader, and that the perception was behind the current reality. She further explained that NYCEDC was developing a concerted effort with many of its partners to determine ways to position New York City more strongly and to effectively get its message out. Ms. Loeb added that marketing was going to be a serious component of the efforts going forward, and that NYCEDC was also continuing to focus on utilizing all of its in-house tools to support the LifeSci NYC effort.

4. 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) The New York City Talent Financing Fund

Carol Tan, a Vice President of NYCEDC, and Julia Schneider, a Vice President of NYCEDC, presented a proposal for various agreements involving NYCEDC, Flatiron School LLC and/or an affiliated entity (“Flatiron”), Social Finance, Inc. and/or affiliated entities, BlackRock Charitable Foundation d/b/a The BlackRock Foundation and possibly other entities, as well as any agreements necessary to obtain funds (“Funding Source Agreements”), in connection with The New York City Talent Financing Fund project, which will enable low-income students to access quality training for good-paying tech jobs through the use of income share agreements (“ISAs”), on substantially the terms set forth in Exhibit A hereto. Additionally, it is contemplated that New York City Department of Small Business Services (“SBS”) and/or Workforce Development Corporation may be additional signatories to one or more of the project agreements in connection with the funding and monitoring of the project.

In answer to a question from Mr. Cedeno, Ms. Tan stated that Flatiron was managing the program’s application process, and that SBS and NYCEDC were additionally working to ensure that the target population was being served and on matters of that nature. In answer to a question from Mr. Draizin, Ms. Tan stated that the target population would be low-income working adults from the City and that it was expected that students would have little-to-no background in computer science, and that the curriculum would be information technology and software engineering focused. In answer to another question from Mr. Draizin, Ms. Tan explained that NYCEDC had learned from past experience with similar programs that it was important for the training provider to maintain a relationship with the student, from the very beginning to after completion of the program. Ms. Schneider then noted that the training provider would also be working with an ISA servicer with experience on collecting repayments, and would establish rules on how to interact and what level of interaction was appropriate for the program. Ms. Schneider additionally noted that this was an unsecured product, and that there would be no impact on credit score if a student were to not repay his/her ISA.

In answer to a question from Mr. McSpiritt, Ms. Tan stated that San Diego was the closest corollary, but that the proposed program was creating a more blended approach that would allow for the provision of more support to students who needed it because of their backgrounds. In answer to a second question from Mr. McSpiritt, Ms. Tan stated that San Diego’s program had only been in place since 2019.

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) Modifications to Previous Authorizations – Metropolitan Hospital

Adebayo Oyeniyi, a Project Director of NYCEDC, presented a proposal for (i) a modification with regard to the construction management (“CM”) contract (a “CM Contract”) with Gilbane Building Company (“Gilbane”) for CM and related services for flood mitigation work with regard to the Metropolitan Hospital campus, to provide additional funds for Gilbane’s CM Contract to provide for additional project services, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Mr. Cedeno, Mr. Oyeniyi stated that the construction would take approximately 3 years, and that NYCEDC anticipated that construction would begin in November or December of 2021.

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) Modifications to Previous Authorizations – Hunts Point Forward

Nate Gray, a Vice President of NYCEDC, presented a proposal for a modification to an existing contract with Pratt Institute for services to help develop and carry out a robust, inclusive and transparent stakeholder engagement plan in connection with the development of a new Hunts Point Vision Plan, to provide primarily for the expansion of in-person community engagement work and the creation of a dynamic project website (and related work) that will showcase the community’s voice in the planning process for the new Hunts Point Vision Plan, as well as to provide that New York City Industrial Development Agency (“IDA”) funds may be used to pay for project contract costs, on substantially the terms set forth in Exhibit C hereto.

Mr. Gray gave background about the project. In answer to a question from Mr. Mahdavi, Mr. Gray explained that NYCEDC had found that fewer than 1,000 people both lived and worked in the Hunts Point community, and that NYCEDC was actively looking at how it could work with SBS and the Mayor’s office to elevate that number. Mr. Gray then explained the various ways that NYCEDC had worked to get the voices of the community heard and involved in the process. Lastly, Mr. Gray noted that in the Fall NYCEDC would hold another round of public meetings in both the industrial and residential neighborhoods.

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) NYC Vaccine Referral Bonus Program

Jamie Horton, a Vice President of NYCEDC, presented a proposal for (i) an agreement with New York Business Development Corporation (“NYBDC”) for NYBDC to

provide services related to the NYC Vaccine Referral Bonus Program, a program to increase vaccination among New Yorkers by providing payments to community organizations and small businesses that refer individuals who get vaccinated at vaccination sites run by The City of New York (the “City”), and (ii) any needed ancillary agreements for this project, on substantially the terms set forth in Exhibit D hereto.

(e) NYC Vaccine Incentive Direct Payments

Mr. Horton then presented a proposal for (i) an agreement and any needed amendments thereto with FiCentive, Inc. to provide services related to the New York City Vaccine Incentives Direct Payments Program, a program to incentivize and increase vaccination among New Yorkers by providing payments to individuals vaccinated at City-run vaccination sites, (ii) any needed Funding Source Agreements for this project, and (iii) any needed ancillary agreements for this project, on substantially the terms set forth in Exhibit E hereto.

Approval of Section 4(d) and 4(e) Matters

At this time, 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.

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

5. 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 Josh Kraus, an Executive Vice President of NYCEDC.

(a) Funding Agreements

(i) Proposed funding agreements with (1) The Lower East Side Tenement Museum and (2) The New 42<sup>nd</sup> Street, Inc., or affiliates, and (ii) any needed Funding Source Agreements for these projects, on substantially the terms set forth in Exhibit F hereto.

(b) Bicycle Parking

(i) A proposed amendment to a consultant contract with Philip Habib & Associates, P.E., D.P.C. for the provision of site planning analysis and surveying services across 10 community districts to identify sites for the installation of bicycle racks, to provide for additional project services, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit G hereto.

(c) Modifications to Previous Authorizations – Rubbish Removal Services

A proposed modification with regard to a contract with Filco Carting Corp. (the “Filco Contract”) for rubbish removal services at various properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, to provide for an extension of the term of the Filco Contract of up to an additional 6 months, bringing the total term of the Filco Contract to up to 56 months, on substantially the terms set forth in Exhibit H hereto.

(d) Modifications to Previous Authorizations – Elevator Consulting Services

A proposed modification with regard to the contract with John Martin Associates, Inc. (assumed name J. Martin Associates) (the “J. Martin Contract”) for elevator consulting services, including but not limited to elevator inspections, reporting, testing, and related consultant services, at various properties managed by NYCEDC, citywide, to provide for an extension of the term of the J. Martin Contract of up to an additional 12 months, bringing the total term of the J. Martin Contract to up to 84 months, on substantially the terms set forth in Exhibit H hereto.

In answer to a question from Mr. McSpirtt, Mr. Kraus explained that NYCEDC had determined that issuing a request for proposals (“RFP”) for a new elevator services contract during the pandemic was not ideal, and that NYCEDC therefore decided to extend the existing project contract for the time being and delay the issuance of an RFP so that NYCEDC could likely receive better proposals later.

(e) Modifications to Previous Authorizations – On-Call General Engineering Services

A proposed modification with regard to the contracts with Stantec Consulting Services Inc. (“Stantec”) and Colliers Engineering & Design CT, P.C. f/k/a Maser Consulting, P.A. (“Colliers”) for on-call general engineering services with regard to sites managed and designated for such services by NYCEDC, to provide for an extension of the term of each of the Stantec contract and Colliers contract by up to 12 additional months to enable Stantec and Colliers to complete existing project tasks and undertake some new project tasks. In addition, IDA funds will be added as a permitted source of funds for the Stantec contract, on substantially the terms set forth in Exhibit H hereto.

(f) Modifications to Previous Authorizations – Heating and Boiler Systems Services

A proposed modification with regard to the contract with Reveal Consulting Services Inc. (the “Reveal Contract”) for maintenance, repairs and emergency services with regard to heating and boiler systems at the Brooklyn Army Terminal and other properties owned or managed by NYCEDC, to provide for an extension of the term of the Reveal Contract of up to 6 months to ensure that there is no interruption of existing

project services while a new contractor is being procured, on substantially the terms set forth in Exhibit H hereto.

(g) Modifications to Previous Authorizations – NYC Homecoming Week Event Production Services

(i) A proposed modification to the June 22, 2021 Executive Committee approval with regard to the consultant contract with IDEKO Productions, LLC to provide event production services related to NYC’s Homecoming Week to celebrate NYC’s recovery with a celebration of music, performances and culture, and payments to the Central Park Conservancy or an affiliated entity in connection with the use of the Great Lawn and payment of any ancillary City permitting fees, to provide for an increase to the previously authorized amount of funds, an additional funding source (City Tax Levy funds in addition to NYCEDC programmatic budget funds), and additional scope of work including, without limitation, verifying vaccination status of individuals, and (ii) any agreements needed in connection with project related payments and scope of work, on substantially the terms set forth in Exhibit H hereto.

(h) Modifications to Previous Authorizations – Manhattan Cruise Terminal Dredging

A proposed modification with regard to the 2017 CM Contract with Skanska USA Building Inc. for CM and related services, to provide additional funds for project maintenance dredging and related CM services at the Manhattan Cruise Terminal, on substantially the terms set forth in Exhibit H hereto.

(i) Essex Market Vendors Association – Funding Agreement

A proposed agreement with the Essex Street Market Vendors Association, Inc. (“ESMVA”) to provide funds to ESMVA for a full-time coordinator to provide administrative and coordination services for ESMVA, using its organizational skills to support the larger goals of ESMVA, including providing programming, event planning, and marketing initiatives for the new Essex Market to effectively implement these initiatives and provide vendor community coordination and liaison with NYCEDC, on substantially the terms set forth in Exhibit I hereto.

Approval of Section 5 Contracts and Matters

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

6. Approvals

With respect to the items set forth in Sections 4(a) – (e) and 5(a) – (i) above, it was understood that authorization and approval of such matters included authorization

for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

7. 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 10:25 a.m.

Maul Sheemite

Assistant Secretary

Dated: September 28, 2021  
New York, 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**

**THE NEW YORK CITY TALENT FINANCING FUND**  
**Executive Committee Meeting**  
**August 10, 2021**

**Project Description:**

The NYC Talent Financing Fund (the “Fund”) project will enable low-income students to access quality training for good-paying tech jobs through the use of income share agreements (“ISAs”). ISAs, an equitable and sustainable way of paying for tuition, allow students to receive training for no upfront cost and hold training providers accountable by deferring tuition payments until students secure good-paying jobs (i.e. earning at least \$50,000 per year) after program completion. Students pay a percentage of their future income and the total maximum tuition payment is capped.

Flatiron School LLC and/or an affiliated entity (“Flatiron”) will provide the tech training program and student support services.

NYCEDC will partner with Social Finance, Inc. and/or affiliated entities (“Social Finance”) to provide financing capital to support the ISA program. Upon student cohort enrollment, NYCEDC will purchase the ISA receivables of the cohort from Flatiron for approximately 50% of tuition, using funds provided by Workforce Development Corporation (“WDC”). Following graduation of members of a cohort, NYCEDC will sell the cohort’s ISAs to Social Finance. Social Finance will purchase ISAs for the amount paid by NYCEDC for ISAs of graduating students in the cohort plus approximately 6%. If a student withdraws shortly after enrollment, NYCEDC will receive back from Flatiron a portion of NYCEDC’s payment to Flatiron for the ISA. At graduation, Social Finance will contribute an additional approximately 20% of tuition for that graduate to Flatiron.

Students who meet the criteria to repay their tuition will fund a collections account. On a quarterly basis,

any amounts in the collections account will be disbursed in the following order of priority:

- First, to Social Finance, an amount that equates to an annualized return of up to 6% of its total outstanding cost of purchasing ISAs (including its payments to NYCEDC and its contributions to Flatiron) and certain transaction expenses (collectively, the “Fund Capital Costs”).
- Second: (i) 97% to Social Finance up to the full amount of its outstanding Fund Capital Costs and (ii) 3% to NYCEDC for unrecovered expenses (including any tuition amounts paid by NYCEDC but not subsequently reimbursed to NYCEDC by Flatiron due to student withdrawals and transaction costs), provided that if either Social Finance or NYCEDC is paid in full prior to the other, the remainder of the funds in the collections account will be used to pay the other until it is also paid in full,
- Third: (i) 90% to Flatiron up to the tuition amount not previously paid to Flatiron and (ii) the remaining balance to Social Finance.

NYCEDC also anticipates receiving additional grant funds (“Grant Funds”) from the BlackRock Charitable Foundation d/b/a The BlackRock Foundation (“BlackRock”) pursuant to a separate grant agreement (the “Grant Agreement”) to pay for student support services.

Any proceeds recovered by NYCEDC may be used to purchase additional ISAs. Over the life of the program, it is anticipated that the project will serve approximately 300 students. The proposed ISA financing structure and support services allow Flatiron to expand the use of ISAs to serve a lower-income population. The Fund will also enable the City to develop a sustainable funding source to facilitate investment in job training.

**Boroughs:**

Citywide

**Type of Contracts:**

ISA receivables forward purchase agreement, fee-for-service agreement(s) for student support services,

Grant Agreement, and any other agreements necessary to facilitate the transactions contemplated herein

**Amounts to be Approved:**

Up to \$1,600,000

- Estimated \$850,000 to Flatiron to support ISAs
- Estimated \$750,000 to Flatiron for student support services

plus amounts repaid under ISAs and (re)applied to the program

Up to \$800,000 in Grant Funds to be applied to the project for student support services

“

**Type of Funds:**

\$1,600,000 from WDC. The funds were transferred to WDC from the Mayor’s Office for Economic Opportunity for the purposes of this project.

\$800,000 from Grant Funds

**Procurement Method:**

Flatiron was procured pursuant to a publicly advertised RFEI (released November 27, 2019)

**Agreements to be Approved:**

- Forward purchase agreement(s) (“Purchase Agreement”) among NYCEDC, Flatiron and Social Finance for NYCEDC providing for NYCEDC’s acquisition of ISA receivables from Flatiron and subsequent sale to Social Finance
- Fee-for-service agreement with Flatiron to provide program support services such as, but not limited to, transit stipends and access to a social worker; it is contemplated that NYCEDC will also reimburse Flatiron for certain legal fees incurred in connection with implementing the program.
- Grant Agreement between NYCEDC and BlackRock; Grant Funds may be added to the Flatiron fee-for-service agreement.
- Any needed Funding Source Agreements
- Any other agreements as needed to facilitate the transactions contemplated herein
- It is contemplated that SBS and/or WDC may be additional signatories to one or more of the aforementioned agreements (except for the fee-for-service agreement with Flatiron) in connection with the funding and monitoring of the project.

**Training:** Flatiron will run a high-quality accelerated training program with career-oriented outcomes (which includes providing additional program support services

determined necessary: e.g., a transit stipend, access to a social worker.) Flatiron school was the top-ranked respondent for the above task under the RFEI.

NYCEDC is also interested in working with other training providers who responded to this task, if additional funding becomes available to scale the program further. It is anticipated that the project will return to Executive Committee within eighteen months to seek approval for the next highest ranked respondent(s), if or when additional funds are secured for the project.

NYCEDC may apply all or a portion of the Grant Funds to the Flatiron fee-for-service agreement for support services.

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

- the Purchase Agreement
- any needed Funding Source Agreements
- the fee-for-service agreement with Flatiron for the provision of student support services
- the Grant Agreement
- any other agreements as needed to facilitate the transactions contemplated herein

**Relevant Staff:** Julia Schneider, Vice President, Strategic Investments Group  
Carol Tan, Assistant Vice President, Strategy  
Lauren Brady, Senior Counsel, Legal

**Project Code:** 9154

**EXHIBIT B**



**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-METROPOLITAN HOSPITAL**  
**Executive Committee Meeting**  
**August 10, 2021**

**Proposed Resolution:** To modify previous authorization(s) 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(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>
Gilbane	Metropolitan Hospital, Manhattan	Up to \$85,000,000 in FEMA funds	CM and related services for flood mitigation work with regard to the Metropolitan Hospital campus	Up to an additional \$20,000,000 in FEMA funds for Gilbane's CM Contract for the Project, bringing the total authorized amount to up to \$105,000,000 for Project services, and any needed Funding Source Agreements	Approval Date: December 18, 2019  Project Code: 6307

**Relevant Staff:** Adebayo Oyenija, Project Director, Capital Program  
Odit Oliner, Vice President, Capital Program  
Elizabeth Arnaiz, Executive Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

**EXHIBIT C**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-HUNTS POINT FORWARD**

**Executive Committee Meeting**

**August 10, 2021**

**Proposed Resolution:** To modify previous authorization(s) 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(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>
Pratt Institute	Hunts Point, Bronx	Up to \$150,000; NYCEDC programmatic budget funds	Pratt Institute and its subconsultants are helping to develop and carry out a robust, inclusive and transparent stakeholder engagement plan to develop a new Hunts Point Vision Plan.	To provide for up to an additional \$50,000 in funds for the Pratt Institute contract (bringing the total authorized amount for the Pratt Institute contract to up to \$200,000) primarily to expand in-person community engagement work and create a dynamic project website (and related work) that will showcase the community's voice in the planning process, and to provide that IDA funds may be used to pay for the contract costs.	Approval Date: 2/5/20  Project Code: 8083-1

**Relevant Staff:** Nate Gray, Vice President, Neighborhood Strategies  
 Erich Bilal, Assistant Vice President, Neighborhood Strategies  
 Isha Patel, Senior Project Manager, Neighborhood Strategies  
 Rachel Aronson, Project Manager, Neighborhood Strategies  
 Marcela Delorenzo, Senior Project Support Analyst, Planning Project Support



**EXHIBIT D**

**NYC VACCINE REFERRAL BONUS PROGRAM**  
**Executive Committee Meeting**  
**August 10, 2021**

**Project Description:** The NYC Vaccine Referral Bonus Program (the “Program”) is a program to increase vaccination among New Yorkers by providing payments to community organizations and small businesses that refer individuals who get vaccinated at City-run vaccination sites (the “Referral Organizations”). New York Business Development Corporation (“NYBDC”) will manage the Program, and will pay Referral Organizations \$100 for each individual referred who is vaccinated, up to \$20,000 per Referral Organization.

**Boroughs:** Citywide

**Type of Contract:** Consultant contract

**Amount to be Approved:** Up to \$4,180,000

**Type of Funds:** NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds

**Procurement Method:** Sole source. NYBDC has prior experience administering the Queens Emergency Small Business Grant Program, which, similar to the Program, required rapid disbursement of funds to many local organizations and regular reporting to the City. NYBDC’s experience with and its excellent service administering this type of program makes it uniquely qualified to provide the Program-related services.

**Agreement to be Approved:** An agreement with NYBDC (the “Agreement”) for NYBDC to provide services related to the Program.

**Scope of Work:** NYBDC will make the payments to Referral Organizations to compensate them for expenses associated with referring New Yorkers to City-run vaccination sites, in the amount of \$100 per referred individual who gets vaccinated, up to \$20,000 per Referral Organization, and in an aggregate amount of up to \$4,000,000. Under the Agreement, NYBDC will also be paid a fee of up to 4.5% of the amount of referral bonuses paid under the Program.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Agreement, substantially as described herein, and any needed ancillary agreements.

**Relevant Staff:** Jamie Horton, Vice President, Special Projects  
Caroline Nguyen, Senior Counsel, Legal

**Project Code:** 9780

**EXHIBIT E**



**NYC VACCINE INCENTIVE DIRECT PAYMENTS**  
**Executive Committee Meeting**  
**August 10, 2021**

- Project Description:** The New York City Vaccine Incentives Direct Payments Program (the “Program”) is a program to incentivize and increase vaccination among New Yorkers by providing payments to individuals vaccinated at City-run sites.
- Borough:** Citywide
- Type of Contracts:** An agreement providing funds for the Program and any needed Funding Source Agreements
- Amount to be Approved:** Up to \$20,325,000
- Type of Funds:** NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds and/or Federal funds
- Procurement Method:** Sole source. FiCentive, Inc. (“Ficentive”) has prior experience administering payments to New Yorkers as part of the Mayor’s Fund and Mayor’s Office for Immigrant Affairs initiatives to make direct cash distributions to individuals experiencing financial hardship due to the COVID-19 pandemic. Similar to the Program, these initiatives required rapid disbursement of funds to several thousand individuals and regular reporting to the City. FiCentive’s experience with and its excellent service administering this type of program makes it uniquely qualified to provide the Program-related services.

**Agreement to be Approved:** An agreement ( the “Agreement”) and any needed amendments thereto with FiCentive to provide prepaid debit cards and accompanying services related to the Program

**Scope of Work:** FiCentive is administering payments through distribution of pre-paid debit cards to individuals (i) selected as winners under the New York City Vaccine Contest (the “Contest”) in the amount of \$2,500 each or (2) who redeem or redeemed a payment incentive as part of the City’s Vaccine Incentives Initiative (the “Incentives Initiative”) in the amount of \$100 each.

The Contest required individuals to submit a short written passage on why it is important for them to get vaccinated. The top responses were chosen by a selection committee and the winners receive incentives. FiCentive is involved with the individuals receiving a \$2,500 debit card and will distribute approximately \$175,000 of debit cards to Contest winners.

The Incentives Initiative is available to any individual receiving his or her first vaccine dose at a City-run site.

Individuals can redeem their cards virtually, have a physical card mailed to them or pick up their cards in-person.

In aggregate, FiCentive will provide pre-paid debit cards in an amount of up to \$20,175,000 and will receive up to \$150,000 for administrative expenses.

**Proposed Resolution:** To ratify NYCEDC entering into the Agreement and authorize NYCEDC entering into any needed amendments thereto and any needed Funding Source Agreements, substantially as described herein, and ratify and authorize any needed ancillary agreements

**Relevant Staff:** Jamie Horton, Vice President, Special Projects  
Busayo Olupona, Counsel, Legal

**Project Code:** 9794

**EXHIBIT F**

**FUNDING AGREEMENTS**  
**Executive Committee Meeting**  
**August 10, 2021**

**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 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(es), Borough</b>	<b>Source or Type of New NYCEDC Funds</b>	<b>Amount Under New Agreement/Amendment</b>	<b>Application of Funds</b>
(1) The Lower East Side Tenement Museum, a not-for-profit corporation – Funding Agreement	97 Orchard Street, Manhattan	City Council, Manhattan Borough President, and City Capital Budget funds made available by the Department of Cultural Affairs	Up to \$4,644,000	To fund a portion of the cost of renovating museum exhibition space, building stabilization, HVAC improvements, masonry rehabilitation, and security and accessibility upgrades.
(2) The New 42 <sup>nd</sup> Street, Inc. (“New 42”), a not-for-profit corporation – Funding Agreement	209 West 42 <sup>nd</sup> Street, Manhattan	City Council, Manhattan Borough President, and City Capital Budget funds made available by the Department of Cultural Affairs	Up to \$2,205,000	To fund a portion of the cost of installing a new roof, masonry rehabilitation, a new HVAC system, and a new fire alarm system at the New Victory Theater, which is leased by New 42.

**NYCEDC Project Codes:** (1) 9165; (2) 9686  
**Relevant Staff:** (1,2) Mason Hess, Senior Project Manager

## Description of Contractors

- (1) **The Lower East Side Tenement Museum**'s mission is to foster a society that embraces and values the role of immigration in the evolving American identity through guided tours; curriculum and programs for secondary and post-secondary educators; stories, primary sources and media; and interactive online experiences. In two preserved tenement buildings on Manhattan's Lower East Side, the Tenement Museum captures the experiences of thousands of immigrants in their first American homes. The Museum offers guided tours through preserved tenement apartments and the neighborhood that tell stories of the area's former residents.
  
- (2) **The New 42<sup>nd</sup> Street, Inc**'s mission is to make performing arts a vital part of everyone's life from the earliest years onwards. New Victory Theater brings performing arts presentations from around the world so that New York families and communities can connect to new cultures, ideas and ways of thinking. The New Victory Theater is the City's only full-time professional theater for kids and families for the performing arts.

**EXHIBIT G**

**BICYCLE PARKING  
Executive Committee Meeting  
August 10, 2021**

**Project Description:** Provision of site planning analysis and surveying services across 10 community districts to identify sites for the installation of bicycle racks

**Borough:** Citywide

**Type of Contract:** Consultant contract

**Amount to be Approved:** Up to an additional \$78,000 for the consultant contract for Project services, making the total authorized amount for the contract up to \$148,794

**Type of Funds:** City Tax Levy funds being made available by City DOT

**Procurement Method:** Sole source amendment to a competitively procured small purchase contract

**Agreements to be Approved:**

- An amendment (the PHA Amendment”) to a consultant contract with Philip Habib & Associates, P.E., D.P.C. for Project services
- Any needed Funding Source Agreements

**Scope of Work:** To continue to provide services for the following four tasks with the goal for the City to install approximately 5,000 bicycle racks (for approximately 10,000 bicycles) by the end of 2021 and approximately an aggregate total of approximately 10,000 bicycle racks (for a total of approximately 20,000 bicycles) by the end of 2022:

- Task 1 – Coordination: Develop a strategic survey plan by using GIS to develop target areas containing likely sites.
- Task 2 – Site Survey and Data Collection: Canvas target areas and identify bicycle rack locations, record location data using GIS app, and mark location on sidewalk as directed by City DOT. This will be done for 10 community districts where potential sites for bicycle racks will be identified.
- Task 3 – Data Compilation: Compile field survey data into the City DOT database.
- Task 4 – Delivery: Submit a summary to the City team on a weekly basis.

**Proposed Resolution:** To authorize the President or an authorized officer to enter into the PHA Amendment and any needed Funding Source Agreements substantially as described herein.

**Relevant Staff:** Megan Quirk, Assistant Vice President, Planning  
Yasira Mena, Project Support Manager, Planning  
Marjan Mehrkhast, Vice President, Contracts  
Jack Coolbaugh, Senior Analyst, Budget  
Henry Yi, Senior Counsel, Legal

**Project Code:** 9680

**EXHIBIT H**



**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS**  
**Executive Committee Meeting**  
**August 10, 2021**

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

The proposed modifications are being undertaken on a sole source 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>
(1) Filco Carting Corp. ("Filco")	Properties owned and/or managed by NYCEDC or designated by NYCEDC for project services, citywide	Up to \$1,130,000; NYCEDC programmatic budget funds	Provide rubbish removal services at various properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, citywide.	An extension to the term of the Filco contract of up to an additional 6 months, making the total term of the contract up to 56 months. The authorized amount of the contract is unchanged. NYCEDC has issued an RFP with a substantially similar scope of work and anticipates entering into a contract(s) pursuant to such RFP within 6 months.	Approval Date: 12/16/2020  Project Code: 6222

<p>(2) John Martin Associates, Inc. ("J. Martin") (assumed name J. Martin Associates)</p>	<p>Sites citywide managed by NYCEDC</p>	<p>Up to \$480,559; NYCEDC programmatic budget funds</p>	<p>Provide elevator consulting services, including but not limited to elevator inspections, reporting, testing, and related consultant services, at various properties managed by NYCEDC, citywide.</p>	<p>An extension of the term of the J. Martin contract by up to an additional 12 months, making the total term of the contract up to 84 months. The authorized amount of the contract is unchanged. NYCEDC is currently preparing an RFP with a substantially similar scope of work and anticipates this RFP to be released within the next 12 months.</p>	<p>Approval Date: 5/6/2020</p> <p>Project Code: 6078</p>
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<p>(3) Stantec Consulting Services Inc. ("Stantec")</p> <p>and</p> <p>Colliers Engineering &amp; Design CT, P.C. f/k/a Maser Consulting, P.A. ("Colliers") (Maser was acquired by Colliers in April 2020)</p>	<p>All boroughs</p>	<p>No additional funds being added at this time. The total authorized aggregate amount of the contracts with the 3 consultants for the project remains at up to \$15,000,000 of NYCEDC programmatic budget funds.</p>	<p>On-call general engineering services with regard to sites managed and designated by NYCEDC, which services may include, but are not limited to, civil/site engineering; geotechnical engineering; structural engineering; traffic engineering; planning and surveying; architectural design, mechanical, electrical and plumbing engineering; environmental engineering; landscape architectural design; graphic and signage design; and other various engineering disciplines.</p>	<p>Extending the term of the Stantec and Colliers contracts by up to 12 additional months to enable Stantec and Colliers to complete existing tasks and undertake some new tasks. It is anticipated that an RFP will be released during the next few months to select an on-call general engineering contractor(s) for new project tasks. The contract for the third existing project consultant will not be extended because there is no need for it be extended to enable the completion of existing tasks.</p> <p>In addition, IDA funds will be added as a permitted source of funds for the Stantec contract.</p>	<p>Approval Date: 8/12/2020</p> <p>Project Code: 6589</p>
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<p>(4) Reveal Consulting Services Inc. ("Reveal")</p>	<p>BAT and other properties owned or managed by NYCEDC, citywide.</p>	<p>Up to approximately \$4,550,100; NYCEDC programmatic budget funds</p>	<p>Continue to provide maintenance, repairs and emergency services with regard to heating and boiler systems at BAT and other properties owned or managed by NYCEDC.</p>	<p>An extension to the term of the Reveal contract of up to 6 months, to ensure there is no interruption of existing service while a new contractor is being procured. The authorized amount of the contract is unchanged.</p>	<p>Approval Date: 8/12/2020</p> <p>Project Code: 6207</p>
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<p>(5) IDEKO Productions, LLC (“IDEKO”) and the Central Park Conservancy or an affiliated entity (the “Conservancy”)</p>	<p>Citywide</p>	<p>Up to \$3,950,000</p>	<p>Provision of event production services for NYC’s Homecoming Week to celebrate NYC’s recovery with a celebration of music, performances and culture, including payments to the Conservancy in connection with the use of the Great Lawn and payment of any ancillary City permitting fees.</p> <p>Additional project work and requirements to be added, including, without limitation, adding crowd and access controls to verify vaccination status of individuals.</p>	<p>(1)To provide that:  (a) the previously authorized amount for payment to IDEKO and the Conservancy is increased by up to \$1,000,000, to a total amount of up to \$4,950,000; (b) the costs of the Project may be from City Tax Levy funds in addition to NYCEDC programmatic budget funds (the indicated source at the June 22, 2021 Executive Committee meeting); and (c) provide for additional project services including without limitation adding work related to verifying vaccination status; and</p> <p>(2) to authorize the President or an empowered officer entering into any agreements needed in connection with project related payments and the scope of work.</p>	<p>Approval Date: 6/22/21</p> <p>Project Code: 9776</p>
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(6) 2017 Skanska CM Contract	Manhattan Cruise Terminal	Up to \$3,800,000; NYCEDC programmatic budget funds	Maintenance dredging and related construction management services at the Manhattan Cruise Terminal	To provide up to an additional \$2,200,000 for the 2017 Skanska CM Contract (bringing the total authorized amount for project work undertaken through the contract to up to \$6,000,000) to provide for additional project related services and expenses	Approval Date: April 28, 2021  Project Code: 9717
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**Relevant Staff:** (1), (2) Joseph Palazzola, Assistant Vice President, Asset Management  
Hubert Tran, Project Manager, Asset Management  
Ray Klein, Senior Counsel, Legal

(3) Joseph Palazzola, Assistant Vice President, Asset Management  
Hubert Tran, Project Manager, Asset Management  
Henry Yi, Senior Counsel, Legal

(4) Joseph Palazzola, Assistant Vice President, Asset Management  
Hubert Tran, Project Manager, Asset Management  
Mike Barone, Senior Counsel, Legal

(5) Bernice Clark, Chief Marketing Officer  
Barry Finnerty, Vice President, Marketing

Marjan Mehrkhast, Vice President, Contracts  
Lauren Brady, Senior Counsel, Legal

(6) Giovanni Haddock, Project Manager, Asset Management  
Greg Dixon, Senior Project Manager, Asset Management  
Karina Gilbert, Senior Vice President, Asset Management  
Henry Yi, Senior Counsel, Legal

**EXHIBIT I**



**ESSEX MARKET VENDORS ASSOCIATION-FUNDING AGREEMENT**  
**Executive Committee Meeting**  
**August 10, 2021**

**Project Description:** Providing funds to the Essex Street Market Vendors Association, Inc. (“ESMVA”) for a full-time coordinator (the “Coordinator”) to provide administrative and coordination services for ESMVA, using its organizational skills to support the larger goals of ESMVA, including providing programming, event planning, and marketing initiatives for the new Essex Market (the “Market”) to effectively implement these initiatives and provide vendor community coordination and liaison with NYCEDC.

**Borough:** Manhattan

**Type of Contract:** Agreement pursuant to which NYCEDC will provide funding to ESMVA to pay for the services of the Coordinator (the “Agreement”)

**Amount to be Approved:** Up to \$375,000

**Type of Funds:** NYCEDC programmatic budget funds and/or a fund that contains funds provided by the Essex Crossing developer for use for public markets

**Procurement Method:** Sole source. ESMVA was formed in 2014 to serve as the formal vendors’ association of the original Essex Street Market and provide a platform for vendors to have a collective voice in Essex Street Market operations and decisions. NYCEDC has been providing ESMVA with funds for similar matters as the Project since 2015 and ESMVA is in a unique position to undertake the initiatives to be funded by the Agreement for the new Essex Market.

**Last Exec. Comm. Approval:** June 28,2017

**Agreement to be Approved:** Agreement with ESMVA to provide it with funds for the Project

**Scope of Work:** Provide funds to ESMVA for it to retain the Coordinator to provide coordination services with Market vendors, attend monthly ESMVA vendor meetings, provide accounting, audit and other administrative services to assist ESMVA implement programming, event planning, and marketing initiatives for the Market.

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

**Relevant Staff:** Adam Schneider, Assistant Vice President, Asset Management  
Caroline Nguyen, Senior Counsel, Legal

**Project Code:** 6423