



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
November 9, 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, November 9, 2021, in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

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

A member of the public, 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 9:43 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 September 28, 2021 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the September 28, 2021 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) Universal Solicitation for Broadband, Workstream 1

Connor Corcoran, a Senior Project Manager of NYCEDC, and Sam Hersh, an Assistant Vice President of NYCEDC, presented a proposal for NYCEDC to enter into contracts with up to 10 contractors to provide for the construction, furnishing and installation of new, publicly-owned, open-access broadband internet infrastructure to be owned by the City of New York (the "City") that will allow for competitive, affordable, high-speed access to all New Yorkers, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. McSpiritt, Mr. Hersh stated that an RFP for Workstream 1 had been released, NYCEDC had shortlisted RFP respondents, and NYCEDC was currently negotiating contracts. In answer to a second question from Mr. McSpiritt, Mr. Hersh stated that the \$161.2 million to be approved was the amount of City funding that NYCEDC had for the proposed Workstream 1 contracts. He also explained that, unlike most civil infrastructure projects, this project's design phase would be very quick, and that the \$161.2 million would not be split evenly among the contracts because some of the contractors would be covering larger geographical areas and/or performing more expensive work than others. In answer to another question from Mr. McSpiritt, Mr. Hersh stated that NYCEDC was handling only Workstream 1, which involved building the infrastructure, and that the New York City Department of Small Business Services would be managing the workstreams for maintaining the infrastructure and providing the access. In answer to another question from Mr. McSpiritt, Mr. Hersh stated that the \$161.2 million was dedicated to Workstream 1 of the project, under which NYCEDC would have up to 10 providers for the build-out of the system.

In response to a request from Mr. McSpiritt, Mr. Hersh stated that once NYCEDC made its final selection, it would submit a memo to the members of the Executive Committee regarding which contractors were hired for Workstream 1, and that NYCEDC anticipated providing such a memo in about 3 months. Lastly, in answer to a question from Mr. Cedenio, Mr. Hersh stated that City not NYCEDC contractors would be retained for Workstreams 2 and 3.

A motion was made to authorize the matter set forth for authorization in the Proposed Resolution section of 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 Joshua Kraus, an Executive Vice President of NYCEDC.

(a) Abolitionist Place Operation and Maintenance Agreement

(i) A proposed operation and maintenance agreement (the "O&M Agreement") between NYCEDC and MetroTech Area Place Open District Management Association, Inc. ("MetroTech") for the operation and maintenance of certain open space owned by the City, identified as Block 146, Lot 16 on the Tax Map for the Borough of Brooklyn, also known as Abolitionist Place (the "Premises"), and certain streetscape improvements, for 20 years, which O&M Agreement may be assigned by MetroTech to an entity formed by or affiliated with it, (ii) a proposed 20-year agreement with the New York City Department of Transportation ("City DOT") to install and maintain certain streetscape improvements, primarily planters, in the area of the Premises, and (iii) any agreements necessary to obtain funds ("Funding Source Agreements") for this project and any needed amendments to existing Funding Source Agreements for this project, on substantially the terms set forth in Exhibit B hereto.

(b) New York State Regional Food Hub Utility Infrastructure Reimbursement

A proposed agreement related to NYCEDC providing reimbursement payments to New York State Regional Food Hub LLC ("Tenant"), as tenant for certain premises in the Hunts Point Food Distribution Center in the Bronx on which Tenant will develop and operate a wholesale and retail refrigerated food distribution facility (the "NYSRFH Project"), for the cost of additional utility infrastructure work required by the New York City Department of Environmental Protection, which additional work was not part of the original construction scope for the NYSRFH Project, on substantially the terms set forth in Exhibit C hereto.

(c) Sunset Park Infrastructure

A proposed force account agreement with National Grid USA Service Company, Inc. or an affiliated entity ("Nat Grid") to provide project accommodation and related services for the Sunset Park Infrastructure Project, a project that involves the construction of roadways, sidewalks, enhanced lighting and related improvements in the Sunset Park neighborhood of Brooklyn, primarily between 36th Street and 45th Street, from the waterfront to the Gowanus Expressway. Nat Grid primarily will be relocating gas mains at the project location to accommodate project work, on substantially the terms set forth in Exhibit D hereto.

(d) Funding Agreements

(i) Proposed funding agreements with (1) South Asian Council for Social Services Inc. and (2) Queens Community House, Inc., or affiliates, (ii) a proposed amendment to a funding agreement with The Hudson Guild, and (iii) any needed Funding Source Agreements for these projects, on substantially the terms set forth in Exhibit E hereto.

(e) Citywide Rehabilitation/Improvements – Property Demolition

(i) One or more proposed amendments to NYCEDC's construction management ("CM") contract (a "CM Contract") with Armand Corporation d/b/a Armand of New York ("Armand") for CM and related services (the "Armand CM Contract"), to provide for work to secure the project property located at 1174 Longfellow Avenue in the Bronx, which is owned by NYCEDC, and to demolish the building on such property, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit F hereto.

(f) On-Call Hazmat Retainer Services

(i) A proposed separate contract with each of Entech Engineering, P.C., GEI Consultants Inc., TRC Environmental Corporation, and Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (collectively, the "Hazmat Consultant Contracts"), and any amendments thereto, for the provision of on-call environmental and hazardous material consulting services to investigate sites and remediate contaminated sites, act as an environmental monitor, perform asbestos surveys and monitoring, and perform other environmental consulting tasks, in connection with various projects citywide, and (ii) any needed Funding Source Agreements for any tasks under the Hazmat Consultant Contracts, on substantially the terms set forth in Exhibit G hereto.

(g) Property Management Related Services – On-Call Plumbing Services

(i) A proposed contract with Economy Plumbing & Heating Co., Inc., and any amendments thereto, for on-call plumbing installation, maintenance, repair and emergency services at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, on an on-call basis or pre-described basis, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit H hereto.

(h) Property Management Related Services – Rubbish Removal Services

(i) A proposed contract with Action Carting Environmental Services, Inc., and any amendments thereto, for rubbish removal services at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit H hereto.

(i) Property Management Related Services – Boiler and Heating Systems Services

(i) A proposed contract with Reveal Consulting Services Inc., and any amendments thereto, for boiler and heating systems services, including, but not limited to, installation of new equipment, maintenance and upkeep of existing equipment, repair and emergency services at various sites owned and/or managed by NYCEDC or

designated by NYCEDC for such services, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit H hereto.

(j) Modifications to Previous Authorizations – East New York Industrial Building Improvements

(i) With respect to the Armand CM Contract, proposed modifications to provide for additional CM and related design and construction services for various improvements to the East New York Industrial Building, located at 191-201 Powell Street, Brooklyn, and its parking lot, primarily for work related to fire alarms, roof insulation, and ADA parking lot improvements which shall include, without limitation, paving, fencing, and drainage, and to change the amount and source of funds for project work under this contract, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit I hereto.

(k) Modifications to Previous Authorizations – Brooklyn Army Terminal ("BAT") Improvements

(i) With respect to NYCEDC's 2017 facilities management/construction management ("FM/CM") contract (an "FM/CM Contract") with Hunter Roberts Construction Group, L.L.C. (the "Hunter Roberts FM/CM Contract"), proposed modifications to provide for additional FM/CM services and additional design, construction and other related work regarding a new reduced pressure zone device that will prevent backflow at BAT, and to change the amount and source of funds for project work under this contract, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit I hereto.

(l) Modifications to Previous Authorizations – Staten Island 9/11 Memorial Rehabilitation

(i) With respect to the Hunter Roberts FM/CM Contract, proposed modifications to provide for additional CM and design, construction and related services, primarily for electrical and lighting upgrades as well as associated landscaping work, to support the rehabilitation of the Staten Island 9/11 Memorial, and to change the amount and source of funds for work under this contract, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit I 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 – I hereto. Such motion was seconded and unanimously approved.

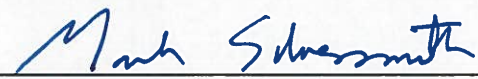
4. Approvals

With respect to the items set forth in Sections 2(a) and 3(a) – (l) 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 10:08 a.m.


Assistant Secretary

Dated: December 14, 2021
New York, New York

ATTACHMENT 1

DEFINITIONS

Apple	Apple Industrial Development Corp.
Armand	Armand Corporation d/b/a Armand of New York
BAT	Brooklyn Army Terminal
Bovis	Bovis Lend Lease LMB, Inc.
CDBG	Federal Community Development Block Grant
CDBG-DR Funds	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR	City Environmental Quality Review process
City DEP	New York City Department of Environmental Protection
City DOT	New York City Department of Transportation
City Parks	New York City Department of Parks and Recreation
City Planning	New York City Department of City Planning or City Planning Commission
CM	A construction manager
CM Contract	A construction management contract
DCAS	New York City Department of Citywide Administrative Services
EIS	Environmental Impact Statement
ESDC	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA	Federal Emergency Management Agency
FM	A facilities manager
FM/CM Contract	A facilities management/construction management contract
Funding Source Agreement	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC	New York City Housing Development Corporation
HPD	New York City Department of Housing Preservation and Development
Hunter Roberts	Hunter Roberts Construction Group, L.L.C.
IDA	New York City Industrial Development Agency
IDA Agreement	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo	LiRo Program and Construction Management, PE P.C.
LMDC	Lower Manhattan Development Corporation
McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack

MOU	A memorandum of understanding
NYCEDC	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA	New York City Housing Authority
NYCLDC	New York City Land Development Corporation
Noble Strategy	Noble Strategy NY Inc.
OMB	New York City Office of Management and Budget
Port Authority	The Port Authority of New York and New Jersey
RFP	Request for Proposals
Sanitation	New York City Department of Sanitation
SBS	New York City Department of Small Business Services
SEMO	New York State Emergency Management Office
SEQR	State Environmental Quality Review process
Skanska	Skanska USA Building Inc.
State DEC	New York State Department of Environmental Conservation
State DOS	New York State Department of State
State DOT	New York State Department of Transportation
State Parks	New York State Office of Parks, Recreation and Historic Preservation
Tishman	Tishman Construction Corporation of New York
Turner	Turner Construction Company
ULURP	Uniform Land Use Review Procedure

EXHIBIT A

UNIVERSAL SOLICITATION FOR BROADBAND, WORKSTREAM 1 Executive Committee Meeting November 9, 2021

Project Description: About 40% of New York City households lack either home or mobile broadband, including 18% of residents, or over 1.5 million people, who lack both. Through New York City's Internet Master Plan, published in 2020, the City developed a strategic plan to close this digital divide. The goals of the initiative are to construct, install, and furnish publicly owned, open-access broadband infrastructure that allows for competitive, affordable, high-speed access to all New Yorkers.

The initiative is the largest step of any city in American history to provide affordable broadband for all. The City will be the first in the nation to reverse the digital redlining that has left communities of color disconnected, ensure that M/WBEs share in the economic growth of the broadband industry, and incentivize at scale, high-quality affordable internet service options for New Yorkers.

This landmark advancement in digital equity will build critical broadband infrastructure for potentially millions of New Yorkers in the next 36 months, while partnering on immediate-term affordable internet connectivity for more than 250,000 residents, including approximately 70,000 New York City Housing Authority residents by early 2022. The neighborhoods for investment were identified by the Mayor's Taskforce on Racial Inclusion and Equity as least able to access affordable, reliable broadband and most affected by the COVID-19 pandemic.

The Broadband Project, Workstream 1, is part of this initiative. It has been conducted jointly with DSBS, and in collaboration with the Mayor's Office of the Chief Technology Officer ("MoCTO"). Workstream 1's objective is to arrange for the construction, furnishing and installation of new broadband infrastructure.

Boroughs: Brooklyn, Bronx, Queens and Manhattan

Type of Contracts: Contracts for the construction, furnishing, and installation of new broadband internet infrastructure (the "Broadband Contracts")

Amount to be

Approved: Up to \$161,200,000 in the aggregate

Type of Funds: City Capital Budget funds

Procurement Method: An RFP using the competitive sealed proposal method of procurement. The Universal Solicitation for Broadband RFP was released and is divided into three distinct workstreams:

- Workstream 1 (led by NYCEDC): Construction, installation, and furnishing of new broadband infrastructure to be owned by the City
- Workstream 2 (led by DSBS): Ongoing management of City-owned broadband infrastructure
- Workstream 3 (led by DSBS): Delivery of low-cost broadband internet service to New Yorkers

The proposed Broadband Contracts to be approved are for Workstream 1.

Agreements to be Approved: The Broadband Contracts with up to ten (10) RFP respondents selected pursuant to the RFP and approved by the President or an authorized signatory of NYCEDC.

Scope of Work: Broadband internet infrastructure, such as fiber optic cables and wireless antennas, is necessary to facilitate high-speed internet access. The contractors will be responsible for furnishing all equipment, securing all required permits and approvals, performing all construction and installation of open access broadband internet infrastructure, and testing proposed broadband networks.

It is expected the contractors will deploy a combination of (i) neutral host broadband technology architectures capable of providing backbone, lateral, and fiber-to-the-premises, and (ii) public Wi-Fi broadband internet service, including, but not limited to:

- Wired Infrastructure
 - Underground and aerial fiber optic cable backbone and laterals.
 - In-building wiring of certain City assets to serve as backbone and distribution hubs of the proposed broadband networks.
- Wireless Infrastructure
 - Fixed wireless radio antenna equipment for backhaul and distribution.
 - Wireless radio antenna equipment for public Wi-Fi wireless service for common outdoor areas and/or for wireless service for indoor broadband service at New York City Housing Authority campuses.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Broadband Contracts with the selected firms substantially as described herein

Relevant Staff: Sam Hersh, Assistant Vice President, Capital Program
Julia Melzer, Vice President, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Connor Corcoran, Senior Project Manager, Initiatives
Sonia Park, Vice President, Initiatives
Karen Bhatia, Senior Vice President, Initiatives
Izzy Cohn, Senior Counsel, Legal
Michael Barone, Senior Counsel, Legal
Scott Shostak, Senior Counsel, Legal

Project Code: 9484

EXHIBIT B

ABOLITIONIST PLACE OPERATION AND MAINTENANCE AGREEMENT
Executive Committee Meeting
November 9, 2021

Project Description:	The operation and maintenance of certain open space owned by the City, identified as Block 146, Lot 16 on the Tax Map for the Borough of Brooklyn, also known as Abolitionist Place (the “Premises”), and the maintenance of certain streetscape improvements in the area
Borough:	Brooklyn
Type of Contracts:	Operation and maintenance agreement for the Premises and certain streetscape improvements in the area, and an agreement with City DOT for NYCEDC to assume responsibility for the installation and maintenance of certain streetscape improvements in the area
Amount to be Approved:	Up to \$5,900,000 for expenses to be incurred by NYCEDC pursuant to the operation and maintenance agreement. Additional funds may be expended to remove the planters and restore the City DOT streetscape area at the end of the agreement with City DOT, unless a portion of the \$5,900,000 may be used for that purpose.
Type of Funds:	<p>Developers of properties neighboring the Premises have agreed to provide and provided funds for the Project (the “Developer Funds”):</p> <ul style="list-style-type: none">• Up to \$1,400,000 from AvalonBay Communities, Inc.• Up to \$4,500,000 from JEMB Albee Square, LLC

Procurement Method: Sole source

Pursuant to a Deputy Mayor directive, NYCEDC assumed management, maintenance and programming activities with regard to the Premises. NYCEDC proposes to enter into an operation and maintenance agreement (the “O&M Agreement”) with MetroTech

Area Place Open District Management Association, Inc. ("MetroTech") for management, maintenance and programming activities with regard to the Premises and maintenance of certain streetscape improvements in the area. MetroTech was selected because of its significant operational expertise in managing other City-owned public spaces in Downtown Brooklyn. Additionally, MetroTech plans to utilize a portion of the MetroTech Business Improvement District assessment (the "BID assessment") pursuant to its separate contract with DSBS to further support the costs of maintenance, operation and programming activities with regard to the Premises and streetscape improvements in the area.

Agreements to be Approved:

- The O&M Agreement with MetroTech to maintain and operate the Premises and certain streetscape improvements for 20 years, which agreement may be assigned by MetroTech to an entity formed by or affiliated with it.
- A 20-year agreement with City DOT to install and maintain certain streetscape improvements, primarily planters, in the area of the Premises (the "DOT Agreement")
- Any needed Funding Source Agreements (and any needed amendments to existing Funding Source Agreements)

Scope of Work: MetroTech shall maintain and operate the Premises pursuant to the O&M Agreement. NYCEDC shall fund 50% of the maintenance and operating costs and an annual contribution of \$344,632 to a capital reserve fund to cover capital repairs and improvements using the Developer Funds until such funds have been exhausted. NYCEDC's funding obligation is limited to \$5,900,000 over the term of the O&M Agreement (which is equal to the expected amount of the Developer Funds). Such \$5,900,000 may be reduced if a portion of such funds is set aside or used to pay for the removal of planters and restoring the City DOT streetscape area at the end of the City DOT Agreement.

MetroTech shall use the BID assessment to fund 50% of the maintenance and operating costs until the funding provided by NYCEDC through the use of Developer Funds is exhausted. (For these purposes, any funds provided by NYCEDC that are held in the capital reserve fund are considered used.)

For the first year in which there are not sufficient funds remaining (using Developer Funds) for NYCEDC to fund 50% of maintenance and operating expenses and \$344,632 for the capital reserve fund, Metrotech shall use the BID assessment to fund the deficiency in addition to the usual amount funded by the BID assessment. In subsequent years, MetroTech shall use the BID assessment to fund 100% of the maintenance and operating costs and the annual contribution of \$344,632 to the capital reserve fund.

Additionally, in the O&M Agreement NYCEDC shall guarantee that the Premises will be free of any defects with regard to improvements installed by NYCEDC for a period of

one (1) year (“Administrator Guarantee Period”) from the Commencement Date of the O&M Agreement. The “Commencement Date” is the date upon which NYCEDC notifies MetroTech that NYCEDC and its construction manager have determined that the Premises are constructed in conformity with the final New York City Public Design Commission approved design and contract documents, and NYCEDC has received all necessary regulatory approvals in order to operate and open the Premises to the general public.

During the Administrator Guarantee Period, NYCEDC shall be responsible for the replacement and repairs for the Premises limited to defects in design and workmanship in connection with the construction of the improvements to the Premises, subject to the amount of Developer Funds available to be used to cure such defects. In no event will MetroTech be responsible for the design or construction of the Premises.

As part of the O&M Agreement and for the term thereof, MetroTech will also undertake the maintenance of certain streetscape improvements, primarily planters, in the area on behalf of NYCEDC to fulfill NYCEDC’s obligation under its agreement with City DOT (“DOT Agreement”). The cost of these activities will be treated as if they are operating and maintenance expenses for the Premises for purposes of determining payments for them by NYCEDC under the O&M Agreement. The DOT Agreement will be terminable at will by either party; however, pursuant to the DOT Agreement NYCEDC may be required to remove the planters and restore the area to its prior condition or a condition acceptable to City DOT upon expiration or termination of the DOT Agreement (“Obligations on Expiration or Termination”). Upon mutual agreement of NYCEDC and City DOT, NYCEDC may transfer the planters to City DOT for no or nominal consideration. In the event that the O&M Agreement is terminated before the end of its term, NYCEDC would continue to be liable under the DOT Agreement up to the amount of the remaining Developer Funds or NYCEDC or City DOT could terminate the DOT Agreement, subject to NYCEDC’s continuing liability for the Obligations on Expiration or Termination.

Pursuant to previous Executive Committee authorization, the streetscape improvements are being installed by NYCEDC using City Capital Budget Funds pursuant to NYCEDC’s CM Contract with LiRo as part of the project for the construction of open space and amenities at the Premises.

Proposed Resolution: To authorize the President and any empowered officer to enter into the O&M Agreement, the DOT Agreement, and any needed Funding Source Agreements and needed amendments to existing Funding Source Agreements, substantially as described herein

Relevant Staff: Jinquan Liang, Vice President, Asset Management
Lauren Brady, Senior Counsel, Legal

Project Code: 9881

EXHIBIT C



**NEW YORK STATE REGIONAL FOOD HUB UTILITY INFRASTRUCTURE
REIMBURSEMENT**

**Executive Committee Meeting
November 9, 2021**

Project:

NYCEDC acts as lease administrator for the lease (the "Lease") between The City of New York as landlord ("Landlord") and New York State Regional Food Hub LLC ("Tenant") as tenant for certain premises (the "Premises") in the Hunts Point Food Distribution Center in the Bronx ("Hunts Point") on which the Tenant will develop and operate an approximately 70,000 square foot wholesale and retail refrigerated food distribution facility (the "Project"). The Project will be used 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 Tenant's work with small and mid-sized regional farms (through Tenant's sole member, Council on the Environment, Inc., doing business as "GrowNYC").

In July 2021, City DEP informed Tenant that it would require additional utility infrastructure work that was not part of the original construction scope for the Project (such additional work, the "DEP Infrastructure Scope"). The DEP Infrastructure Scope would typically be part of Landlord's work and performed by NYCEDC as lease administrator. However, in an effort to avoid delays to the Project timeline and to reduce costs by utilizing a currently mobilized construction team, the Tenant has agreed to undertake the DEP Infrastructure Scope and receive reimbursement by NYCEDC for the costs of such work. The Tenant solicited proposals for the DEP Infrastructure Scope and selected the lowest of three proposals.

Borough:

The Bronx

Type of Contract:

Agreement related to NYCEDC providing reimbursement payments to Tenant for the cost of the DEP Infrastructure Scope.

Amount to be Approved: Up to \$524,075.15

Type of Funds: Hunts Point Improvement Fund ("Fund41"), which consists of funds collected as common area maintenance payments from several Hunts Point tenants. Fund41 is reserved for certain improvements to Hunts Point and NYCEDC has received Deputy Mayor authorization to use Fund41 for such improvements.

Procurement Method: Sole source

Scope of Work: The DEP Infrastructure Work consists primarily of removal and replacement of some water mains and connections, new piping for a new hydrant and valve, and related roadway cutting and subsequent replacement of the roadway.

Proposed Resolution: To authorize NYCEDC to make payments up to \$524,075.15, and to enter into an agreement with the Tenant, substantially as described herein.

Relevant Staff: Vaughn Ratchford, Executive Vice President, Asset Management
Sabrina Lippman, Senior Vice President, Asset Management
Sean Freas, Vice President, Asset Management
Malia Teske, Assistant Vice President, Asset Management
Caroline Nguyen, Senior Counsel, Legal

Project Code: 6775

EXHIBIT D

SUNSET PARK INFRASTRUCTURE Executive Committee Meeting November 9, 2021

Project Description:	Construction of roadways, sidewalks, enhanced lighting and related improvements in the Sunset Park neighborhood of Brooklyn, primarily between 36 th Street and 45 th Street, from the waterfront to the Gowanus Expressway
Borough:	Brooklyn
Type of Contract:	Force account agreement with National Grid USA Service Company, Inc. or an affiliated entity ("Nat Grid")
Amount to be Approved:	Up to \$1,400,000
Type of Funds:	City Capital Budget funds
Procurement Method:	Sole source
Last Exec. Comm. Approval:	August 13, 2019

Agreement to be Approved: A force account agreement with Nat Grid (the "Nat Grid Agreement") to provide project accommodation and related services for the Sunset Park Infrastructure project.

Scope of Work: The Sunset Park Infrastructure project includes design and construction for a variety of streetscape improvements in the Sunset Park neighborhood. The work involves removal of abandoned rail tracks and cobblestones and full-depth reconstruction of 12 blocks between 36th Street and 44th Street, from the waterfront to the Gowanus Expressway, including, among other improvements, the installation, upgrade, and removal of utilities, storm sewer, and water lines to address pedestrian safety and infrastructure improvements.

A variety of Nat Grid gas mains are located within the project location. Nat Grid primarily will be relocating gas mains at the project location to accommodate the street improvements and associated infrastructure work. Nat Grid will be reimbursed for a part of the cost of this work through the Nat Grid Agreement.

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

Relevant Staff: Meredith Simon-Pearson, Senior Project Manager, Capital Program
Kathryn Prybylski, Vice President, Capital Program
Len Greco, Senior Vice President, Capital Program
Raymond A. Klein, Senior Counsel, Legal

Project Code: 6387

EXHIBIT E

FUNDING AGREEMENTS
Executive Committee Meeting
November 9, 2021

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

Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Address(es), Borough	Source or Type of New NYCEDC Funds	Amount Under New Agreement/ Amendment	Application of Funds
(1) South Asian Council for Social Services Inc., a not-for-profit corporation – Funding Agreement	143-02 45 th Avenue, Queens	City Capital Budget funds made available by the City Council and Queens Borough President	Up to \$2,362,500	To fund a portion of the cost of the acquisition of a property to be used as a community center.

(2) The Hudson Guild (“Hudson Guild”), a not-for-profit corporation – Funding Agreement Amendment	441 West 26 th Street, Manhattan	City Capital Budget funds made available by the City Council	Providing up to an additional \$894,766 under the Funding Agreement Amendment, bringing the total authorized amount of the Funding Agreement to up to \$2,070,376.	The new funding will be used for the same scope of work for which funding was previously authorized, primarily to fund a portion of the cost of the comprehensive renovation of the HVAC system at Hudson Guild’s community center at 441 West 26 th Street, Manhattan, as well as replacing damaged flooring and theater seating damaged by the existing HVAC system.
(3) Queens Community House, Inc., a not-for-profit corporation – Funding Agreement	108-25 62 nd Drive, Queens	City Capital Budget funds made available by the City Council and Queens Borough President	Up to \$4,810,488	To fund a portion of the cost of the renovation of a community center.

NYCEDC Project Codes: (1) 9513; (2) 6148; (3) 9160

Relevant Staff: (1) Gregory Sullivan, Project Manager; (2) Sandy Chung, Vice President; (3) Josh Altshuler, Assistant Vice President

Description of Contractors

- (1) **South Asian Council for Social Services Inc.** was founded in 2000 in response to critical issues raised by the tremendous barriers to social services faced by New York City's fast-growing South Asian community, with the mission to empower and integrate underserved South Asians and other immigrants into NYC's economic and civic life.
- (2) **The Hudson Guild** has the mission to create and sustain a strong, effective community focused on the Chelsea neighborhood through empowerment of individuals and families in order to achieve their highest potential.
- (3) **Queens Community House, Inc. ("QCH")** has the mission to provide individuals and families with the tools to enrich their lives and build healthy, inclusive communities. QCH recognizes the interconnected relationship between housing, health, employment, education, citizenship, self-esteem, and financial wellbeing, and ensures all participants have access to a full range of resources to help them achieve wellness and lifelong security.

EXHIBIT F

CITYWIDE REHABILITATION/IMPROVEMENTS
Executive Committee Meeting
November 9, 2021

Proposed Resolution: To authorize the President and any empowered officer to enter into one or more amendments to the CM Contract indicated below and any needed Funding Source Agreements, substantially as described herein.

The proposed amendment is a sole source amendment to a contract that was competitively procured. Armand is acting as a CM and procuring subcontractors for the Project work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. Subcontractors retained by Armand may, in turn, subcontract certain work.

Contract	Work Site	Borough	Project Work	Estimated Maximum Cost and Type of Funds	Project Code
Armand CM Contract	1174 Longfellow Avenue	Bronx	Work to secure the subject property, which is owned by NYCEDC, and to demolish the building on such property due to its current state of disrepair which poses a threat to public welfare and safety. NYCEDC acquired the property in anticipation of disposing of it for an affordable housing use.	Up to \$2,300,000 in City Capital Budget funds	9884
			Total Armand CM Contract Amendments	Up to \$2,300,000	

Relevant Staff: Karina Gilbert, Senior Vice President, Asset Management
Dave Aneiro, Vice President, Asset Management
Rosina Woods, Assistant Vice President, Asset Management
Henry Yi, Senior Counsel, Legal

EXHIBIT G

ON-CALL HAZMAT RETAINER SERVICES
Executive Committee Meeting
November 9, 2021

Project Description:	Provision of on-call environmental and hazardous material consulting services to investigate sites and remediate contaminated sites, act as an environmental monitor, perform asbestos surveys and monitoring, and other environmental consulting tasks, in connection with various projects citywide.
Borough:	Citywide
Type of Contract:	On-call retainer contracts
Amount to be Approved:	Up to \$8,000,000 in the aggregate
Type of Funds:	The source of funds will vary based on the particular task and may include, without limitation, City Capital Budget, NYCEDC programmatic budget and IDA funds, and Federal and State grants.
Procurement Method:	Publicly advertisted RFP, using the competitive sealed proposals method of procurement

Agreements to be Approved:

- A separate contract for Project services with each of the following, and any amendments thereto (together, the “Consultant Contracts”):
 - Entech Engineering, P.C.
 - GEI Consultants Inc.
 - TRC Environmental Corporation
 - Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
- Any Funding Source Agreements necessary to obtain funds for any tasks under the Consultant Contracts

Scope of Work: The Consultants shall provide environmental and hazardous material consulting services on an on-call basis which may include, without limitation, the performance of Phase I and Phase II inspections, preparation of remedial action plans, removal and transportation of underground storage tanks, contaminated soil and other hazardous wastes and acting as CM for such work, assessment of lead paint, asbestos and mold conditions, and acting as an environmental monitor

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

Relevant Staff: Tracey Bell, Vice President, Land Use
Rob Holbrook, Senior Vice President, Land Use
Yasira Mena, Project Support Manager, Planning
Raymond A. Klein, Senior Counsel, Legal

Project Code: 33633

EXHIBIT H

PROPERTY MANAGEMENT RELATED SERVICES
Executive Committee Meeting
November 9, 2021

Proposed Resolution: To authorize the President and any empowered officer to enter into the below indicated retainer contracts, and amendments thereto, related to the management of properties by NYCEDC, substantially as described herein, and any needed Funding Source Agreements.

The proposed retainer contracts have been procured through competitive RFPs.

Contractor Name and Agreement / Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Address(es), Borough	Amount Under New Agreement/ Amendment and Type of Funds	Project Work	Project Code	Last Exec. Comm. Approval
(1) A contract with Economy Plumbing & Heating Co., Inc. for on-call plumbing services	Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide	Up to \$8,000,000; NYCEDC programmatic budget funds	On-call plumbing installation, maintenance, repair and emergency services at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, on an on-call basis or pre-described basis, including work with regard to water supply and distribution pipes, plumbing fixtures and traps, water-treating or water using equipment, soil waste pipes and sanitary and storm sewers, building drains, hot water heaters, gas pipes, domestic water connections, roof tank check valves, water boilers, and vacuum systems	9646	N/A

(2) A contract with Action Carting Environmental Services, Inc. for rubbish removal services	Properties owned and/or managed by NYCEDC or designated by NYCEDC for project services, Citywide	Up to \$1,500,000; NYCEDC programmatic budget funds	Rubbish removal services at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services.	7900	N/A
(3) A contract with Reveal Consulting Services Inc. for boiler and heating systems services	Properties owned and/or managed by NYCEDC or designated by NYCEDC for project services, Citywide	Up to \$5,000,000; NYCEDC programmatic budget funds	Boiler and heating systems services, including, but not limited to, installation of new equipment, maintenance and upkeep of existing equipment, repair and emergency services at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services.	9745	N/A

Relevant Staff: (1) Juan Galvan, Project Manager, Property Operations
Hubert Tran, Senior Project Manager, Property Operations
Henry Yi, Senior Counsel, Legal

(2), (3) Juan Galvan, Project Manager, Property Operations
Hubert Tran, Property Manager, Property Operations
Raymond A. Klein, Senior Counsel, Legal

EXHIBIT I

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
November 9, 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
(1) Armand	East New York Industrial Building, at 191-201 Powell Street, Brooklyn	Up to \$7,843,745.62; City Capital Budget funds and NYCEDC programmatic budget funds	CM and related design and construction services for various improvements to the building and its parking lot.	Up to an additional \$3,300,000 of City Capital Budget funds and removing authorization for \$1,986,100 of NYCEDC programmatic budget funds for Project Work, bringing the total authorized amount of funds for Project Work under Armand's CM Contract with NYCEDC to up to \$9,157,645.62. The additional Capital Budget funds shall be used primarily for work	Approval Date: 6/26/2019 Project Code: 6687

				related to fire alarms, roof insulation, and ADA parking lot improvements which shall include, without limitation, paving, fencing, and drainage.	
(2) Hunter Roberts	BAT	Up to \$1,000,000 for NYCEDC's 2017 FM/CM Contract with Hunter Roberts (the "Hunter Roberts FM/CM Contract"); NYCEDC programmatic budget funds	Design, construction and other related work regarding new reduced pressure zone device that will prevent backflow at BAT (the "RPZ work")	<p>(1) To deduct \$877,103.27 from the authorized NYCEDC programmatic budget funds for the Hunter Roberts FM/CM Contract for the RPZ work; and</p> <p>(2) To provide up to \$3,600,000 of City Capital Budget funds for the Hunter Roberts FM/CM Contract for the RPZ work, bringing the total authorized amount for RPZ work undertaken through the contract to up to \$3,722,896.73</p>	<p>Approval Date: 6/27/2018</p> <p>Project Code: 7668</p>

(3) Hunter Roberts	Staten Island 9/11 Memorial, Saint George Esplanade	Up to \$850,000 for the Hunter Roberts FM/CM Contract; NYCEDC programmatic budget funds and/or City Tax Levy funds	CM and design, construction and related services to support the rehabilitation of the memorial.	Up to an additional \$1,000,000 of City Capital Budget funds and removing authorization for \$338,262.83 of NYCEDC programmatic budget funds and /or City Tax Levy funds for Project Work, bringing the total authorized amount of funds for Project Work under the Hunter Roberts FM/CM Contract with NYCEDC to up to \$1,511,737.17. The additional City Capital Budget funds shall be used primarily for electrical and lighting upgrades as well as associated landscaping work.	Approval Date: 6/26/2019 Project Code: 7851
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Relevant Staff: (1) Karina Gilbert, Senior Vice President, Asset Management
David Aneiro, Vice President, Asset Management
Rosina Woods, Assistant Vice President, Asset Management
Raymond A. Klein, Senior Counsel, Legal

(2) Karina Gilbert, Senior Vice President, Asset Management
David Aneiro, Vice President, Asset Management
Henry Yi, Senior Counsel, Legal

(3) Karina Gilbert, Senior Vice President, Asset Management
David Aneiro, Vice President, Asset Management
Raymond A. Klein, Senior Counsel, Legal