



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
March 15, 2022

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, March 15, 2022, 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:

Nathan Bliss (as alternate for Maria Torres-Springer)
William Candelaria (by conference telephone)
Andrew Kimball
James McSpiritt
Patrick J. O'Sullivan, Jr.
Betty Woo

Other Directors of NYCEDC, members of NYCEDC staff and a member of the public also were present.

The meeting was chaired by Andrew Kimball, President of NYCEDC, and called to order at 9:15 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the February 1, 2022 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the February 1, 2022 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) Offshore Wind Industry Development Program

Nse Esema, a Vice President of NYCEDC, presented a proposal for NYCEDC to make various expenditures, enter into related agreements, and undertake various activities, to support the implementation of various aspects of the Offshore Wind ("OSW") Vision Plan using funds provided by The City of New York (the "City"), primarily consisting of (i) hiring individuals to support OSW efforts, likely including work on a M/W/DBE capacity building program, planning and permitting for relevant OSW sites, supporting design and construction work at the South Brooklyn Marine Terminal, and developing innovation and research and development programs to ensure new technologies and approaches to OSW are built in the City, (ii) business development support to City manufacturing firms to help enable entry into the OSW market, which support will be divided into a research phase and a separate phase for program design and implementation, (iii) business development to attract the OSW supply chain to New York City (e.g. conference attendance, network memberships, hosting networking events, marketing of City procurements, etc.), (iv) providing funding for the workforce development programming run by the City University of New York Kingsborough Community College to provide training for the OSW industry, and (v) hosting a maritime and OSW career exposure event, all to provide for the City to become a leading destination for the OSW industry in a way that leads with equity, on substantially the terms set forth in Exhibit A hereto.

Mr. Kimball stated that this was one of the most exciting economic development initiatives that he had seen in a long time. He said that he was recusing himself on this matter because prior to joining NYCEDC he had worked at Industry City and had a joint venture with Red Hook Terminals and had worked with NYCEDC on the South Brooklyn Marine Terminal site.

A motion was made to approve the matters set forth for approval in the Proposed Resolution section of Exhibit A hereto. Such motion was seconded and approved. Mr. Kimball recused himself from voting on this item.

(b) Business Development – Retain and Attract

Justin Kreamer, a Senior Vice President of NYCEDC, presented a proposal for NYCEDC to make various expenditures, enter into related agreements, and undertake various activities, primarily consisting of (i) a Business Development Campaign, a Life Sciences Campaign, and entering into any needed contracts related thereto, (ii) various productions (e.g. brochures, event collateral production, booth display items, pull up banners, etc.), events, conferences, data tools, memberships, and subscriptions, and entering into any needed contracts related thereto, and (iii) the retention of dedicated full-time staff for a variety of roles to support and manage program efforts, all in connection with and to advance the City's and NYCEDC's business development program (the "BD Program"), which aims to attract and retain businesses across the five boroughs of the City and in key sectors, brand the City domestically and globally as business-friendly and position NYCEDC as the go-to partner for site selectors/business executives responsible for business location decisions, and connect businesses to

resources that can facilitate hiring locally, procuring from M/WBEs, and identifying workspace across all five boroughs, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Mr. Draizin, Mr. Kreamer stated that international business was a key part of the BD Program's strategy, and that undertaking international trade missions is included in the overall plan and budget. He added that NYCEDC also worked with consulates and trade missions in the City to attract businesses to New York City. In answer to a second question from Mr. Draizin, Mr. Kreamer explained that providing one-on-one concierge services was a key part of NYCEDC's BD Program work, that part of the information that NYCEDC provided through those services was regarding local hiring, and that NYCEDC tried to match people with City workforce development programs, academic institutions, or non-profit providers and help them make that connection. In answer to a third question from Mr. Draizin, Mr. Kreamer stated that there were not plans to set up an office abroad at this point, but that NYCEDC did partner with the Empire State Development Corporation ("ESDC") and regularly tapped into groups from the various countries with which ESDC had relationships.

In answer to a question from Ms. Wylde, Bernice Clark, NYCEDC's Interim Executive Vice President for External Affairs, explained that the *Why NYC* initiative was a digitally-based marketing effort that goes after the site selectors who make a majority of the decisions about where companies will relocate, and that NYCEDC had put a lot of its initial effort, from a marketing standpoint, into being very targeted to that audience by participating at their events and conferences. In answer to a second question from Ms. Wylde, Ms. Clark stated that NYCEDC did have a *Why NYC* marketing package and was glad to share it with Ms. Wylde and any other Directors who wished to see it. In answer to another question from Mr. Draizin, Ms. Clark explained that the *Why NYC* marketing package was only available in English, but that currently NYCEDC's aim was to get people into its site to experience the variety of information that they can track and follow, and that this site was translatable into other languages.

In answer to additional questions from Mr. Draizin, Mr. Kreamer stated that promoting the outer boroughs of New York City was an important focus of the BD Program work, and that when NYCEDC met with groups, it tried to educate them on opportunities outside of Manhattan by sharing data and organizing tours and site visits to show them what the non-Manhattan boroughs provided. Mr. Kreamer then stated that so far the topic of countering competition from non-union states had not been raised often. Lastly, Mr. Draizin commented on the cultural value and competitive advantage that New York City held for foreign companies due to the City's high volume of immigrants.

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

(c) 107th Street Pier and Bobby Wagner Walk Reconstruction

Meredith Simon-Pearson, a Senior Project Manager of NYCEDC, presented a proposal for (i) a consultant contract and any necessary amendments thereto with Stantec Consulting Services Inc. ("Stantec") to provide design and related services, (ii) a special inspections contract and any necessary amendments thereto, (iii) a construction management ("CM") contract (a "CM Contract") and any necessary amendments thereto with a construction manager to be procured using the competitive sealed proposals method and approved by the President or an Executive Vice President of NYCEDC, to provide CM and related services (including pre-construction, construction, and post-construction services), and (iv) any agreements necessary to obtain funds ("Funding Source Agreements") and any needed amendments to these and other agreements, all to provide for the design, rehabilitation, reconstruction and improvement of sections of the East River Esplanade (included in a portion of the Esplanade named the Bobby Wagner Walk) between East 94th and East 107th Streets and between East 118th and East 124th Streets, in Manhattan, and the demolition of the existing 107th Street Pier and the design and reconstruction of a new 107th Street Pier (the "Pier"), on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Mr. Bliss, Ms. Simon-Pearson stated that NYCEDC had recently selected a design consultant and was now requesting authorization to enter into a contract with the consultant and begin design work. In answer to a question from Mr. McSpiritt, Ms. Simon-Pearson explained that the standard community outreach on project design involved charettes, presentations, and input from the community board. She also noted that Stantec's work included a community engagement element and that Stantec had a subconsultant who would lead that engagement. Kathryn Prybylski, a Vice President of NYCEDC, then added that there would be an initial scoping session, as was typically done for New York City Department of Parks and Recreation projects, and that for this project NYCEDC would also be going beyond the standard outreach, especially with respect to the Pier and the public art component.

In answer to a second question from Mr. McSpiritt, Ms. Simon-Pearson stated that part of the design consultant's scope would be to evaluate the appropriate change in elevation for the esplanade, if any. In answer to a question from Mr. Missry, Ms. Simon-Pearson stated that no federal funds from the infrastructure act were available for the project at this time. In answer to a second question from Mr. Bliss, Ms. Simon-Pearson stated that NYCEDC anticipated to begin the procurement process for a project construction manager in the fall of 2022. In answer to a question from Mr. O'Sullivan, Ms. Simon-Pearson stated that NYCEDC anticipated a timeline of approximately 2 years for the project design and 3 years for the project construction. Lastly, in further answer to Mr. Missry's earlier question, Mr. Kimball noted that NYCEDC was investigating opportunities to obtain federal infrastructure funds for the project.

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.

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) New York Wheel Parking Garage Operating Agreement

A proposed parking garage operating agreement with an operator to be retained by NYCEDC to provide for the operation, management and maintenance of the New York Wheel parking garage during baseball game days and special stadium event days at the Richmond County Bank Ballpark in Staten Island, and making payments to the stadium tenant, on substantially the terms set forth in Exhibit D hereto.

(b) Appraisal – Brooklyn Renaissance Plaza Leases

A proposed agreement with KTR Real Estate Advisors LLC or Newmark Valuation & Advisory, LLC, two of the respondents to the project request for proposals ("RFP"), as finally determined by the President or an Executive Vice President of NYCEDC, to provide for real estate appraisal services related to the reset of base rent for five severed, amended and restated lease agreements dated as of June 27, 1996, between The City of New York and the relevant tenant entities, underlying the Brooklyn Renaissance Plaza project, on substantially the terms set forth in Exhibit E hereto.

In answer to a question from Mr. McSpirtt, Ms. Jones confirmed that this was an appraisal required pursuant to the provisions of the lease agreements, and that it was not pursuant to a request for renegotiation.

(c) GreeNYC Creative Services

(i) A proposed consultant contract with Once-Future Office LLC ("Once-Future") for the provision of marketing and creative services, primarily consisting of developing and executing an integrated marketing plan to promote the GreeNYC brand and program, which project services will be undertaken by Once-Future directly and through subcontractor(s), and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit F hereto.

(d) Modifications to Previous Authorizations – Waterfront and Offshore Wind Infrastructure M/W/DBE Training Program

(i) With respect to NYCEDC's contract (the "TMI Waterfront Contract") with TMI Waterfront Services LLC, a joint venture limited liability company formed by Torvalsen Consulting, LLC, Indigo River Consulting LLC, and Menotti Enterprise LLC, for the design and operation of a Waterfront and Offshore Wind Infrastructure M/W/DBE Training Program (the "Training Program"), which Training Program will be a comprehensive business management course targeted to the waterfront and offshore

wind industries, to provide for City Tax Levy funds to be used to increase the total amount of funding for the TMI Waterfront Contract to provide for additional project services, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit G hereto.

(e) Modifications to Previous Authorizations – Financial District and South Street Seaport Master Planning and Related Services

(i) With respect to NYCEDC's contract with Arcadis of New York, Inc. for services related to a master planning effort to develop a conceptual design of a shoreline extension and a preliminary design of a first phase adaptation project (as part of the shoreline extension project) to protect against the projected impacts of climate change in the Financial District and South Street Seaport, Manhattan, to provide additional funds (City Tax Levy funds) primarily for additional advanced design, maritime studies, maritime engineering, continued engagement, constructability and feasibility analysis, and additional related project services, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit G hereto.

(f) Modifications to Previous Authorizations – Hunters Point South NYC Ferry Landing

(i) A proposed amendment to the contract with M.G. McLaren Engineering and Land Surveying, P.C. for marine design, engineering, permitting, construction administration, and other associated services related to removing an existing landing, at the Hunters Point South NYC Ferry landing site in Long Island City, Queens, and replacing it with a new landing attached to the adjacent bulkhead, to provide additional funds for additional project related services, including primarily an additional site investigation, additional site lighting, a site access ramp, and additional concept renderings, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit G hereto.

(g) Modifications to Previous Authorizations – Staten Island Ferry Advertising

(i) With respect to NYCEDC's advertising agreements with Island Adworx Advertising, Inc. (d/b/a Communication Associates, and referred to as "FerryAds") for advertising on the Staten Island Ferry boats and at the St. George Ferry Terminal in Staten Island and Whitehall Ferry Terminal in Manhattan, to provide for an extension of the expiration date of the advertising agreements with FerryAds from May 31, 2022 to May 31, 2023, and (ii) any necessary agreements related to this project advertising, on substantially the terms set forth in Exhibit G hereto.

(h) Modifications to Previous Authorizations – Waterfront Maintenance Services

(i) With respect to NYCEDC's contract with Reicon Group, LLC for waterfront maintenance services at various sites, including, without limitation, inspection of

maritime assets, environmental remediation, emergency repairs, storm preparation and response, dry docking services, heavy machinery repair, custom fabrication, barge ballasting, and repair and servicing of maritime assets including NYC Ferry, to provide that the amount of funds for repair work related to a wave screen at Harbor George in Queens at an NYPD facility is up to \$150,000 and that the source of these funds is City Tax Levy funds in place of City Capital Budget funds and/or NYCEDC programmatic budget funds, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit G hereto.

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

(i) With respect to NYCEDC's contract with each of Stantec and Colliers Engineering & Design CT, P.C. ("Colliers") for on-call general engineering services with regard to sites managed by NYCEDC or designated by NYCEDC for such services, 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, to provide for an extension of the term of each of the Stantec and Colliers contracts by up to 8 additional months to enable Stantec and Colliers to complete existing project tasks, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit G hereto.

(j) Modifications to Previous Authorizations – On-Call General Contracting Services

(i) With respect to NYCEDC's contract with Girandola & Shutkind Construction Corp. (the "Girandola Contract") for general contracting services, including, without limitation, repairs, construction, maintenance and emergency services, on an on-call basis or pre-described basis, including removal, replacement and/or repairs of various roll down gates and doors, at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, to provide that the source of funds for work under the Girandola Contract related to the Staten Island Ballpark beginning in 2021 may be City Tax Levy funds (up to \$300,000) and/or NYCEDC programmatic budget funds (rather than solely NYCEDC programmatic budget funds), and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit G hereto.

(k) Modifications to Previous Authorizations – On-Call Plumbing Services

(i) With respect to NYCEDC's contract with Economy Plumbing & Heating Co., Inc. (the "Economy Contract") 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, 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, to provide that the source of funds for such work under the Economy Contract related to the Staten Island Ballpark beginning in 2022 may be City Tax Levy funds (up to \$200,000) and/or NYCEDC programmatic budget funds (rather than solely NYCEDC programmatic budget funds), and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit G hereto.

(l) Modifications to Previous Authorizations – Full-Service Fire Suppression Systems Maintenance, Repair and Emergency Services

(i) With respect to NYCEDC's contract with Unisys Electric Inc. (the "Unisys Contract") for full-service fire suppression systems maintenance, repairs and emergency services at various properties owned and/or managed by NYCEDC, including, without limitation, inspection of fire pumps, dry sprinkler systems, wet sprinkler systems, standpipe systems, fire extinguishers, and yard fire hydrants, to provide that the source of funds for such work under the Unisys Contract related to the Staten Island Ballpark beginning in 2021 may be City Tax Levy funds (up to \$75,000) and/or NYCEDC programmatic budget funds (rather than solely NYCEDC programmatic budget funds), and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit G hereto.

(m) Modifications to Previous Authorizations – Elevator Maintenance, Repair and Emergency Services

(i) With respect to NYCEDC's contract with Schindler Elevator Corporation (the "Schindler Contract") for elevator maintenance, repair and emergency services at various properties owned and/or managed by NYCEDC, to provide that the source of funds for such work under the Schindler Contract related to the Staten Island Ballpark beginning in 2021 may be City Tax Levy funds (up to \$100,000) and/or NYCEDC programmatic budget funds (rather than solely NYCEDC programmatic budget funds), and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit G hereto.

(n) Amendment of Signature Policy

A proposed amendment of NYCEDC's signature policy to authorize each Senior Vice President of NYCEDC's Capital Program Department or a successor department to sign various documents related to construction being undertaken or overseen by NYCEDC's Capital Program Department, including applications, permits and approvals related to insurance and work being undertaken by NYCEDC and tenants, permittees or licensees of the City or NYCEDC under agreements entered into or managed by NYCEDC, on substantially the terms set forth in Exhibit H hereto. The Executive Committee previously authorized the Senior Vice President who oversees construction matters for NYCEDC's Asset Management Department to sign similar documents related to such Department.

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 D – H hereto. Such motion was seconded and unanimously approved.

4. Approvals

With respect to the items set forth in Sections 2(a) – (c) and 3(a) – (n) above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

5. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the Executive Committee meeting was adjourned at 9:54 a.m.

Mark Schwesnitz
Assistant Secretary

Dated: April 27, 2022
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

OFFSHORE WIND INDUSTRY DEVELOPMENT PROGRAM
Executive Committee Meeting
March 15, 2022

Project Description:

In September 2021, NYCEDC along with the Mayor announced the City's 15-year Offshore Wind ("OSW") Vision Plan which articulates a high level strategy for the City to become a leading destination for the OSW industry in a way that leads with equity. The plan is focused on three core areas:

- Sites and Infrastructure: Developing best-in class infrastructure that will support the construction and operation of 12 Gigawatts of offshore wind.
- Business and Workforce: Preparing local workers and businesses to seize upon the opportunities that will be created by infrastructure investments.
- Research and Innovation: Promoting innovation in offshore wind to enable new technologies and approaches to be created and led by New York City.

At this time, NYCEDC plans to undertake various activities to support the implementation of various aspects of the Vision Plan, using funds provided by the City (the "Support Project").

Borough:

Citywide

Amount to be Approved:

Up to \$1,204,400, which is being provided by the City for the Support Project at this time.

It is anticipated that the City will provide additional funds to NYCEDC for the Support Project in subsequent years. Executive Committee approval for the use of any additional funds will be sought when and if such funds are provided.

Type of Funds:

City Tax Levy funds

Procurement Method:

Various procurement methods will be used. Procurements for which a competitive method permitted by NYCEDC's annual contracts with the

City is not appropriate will be considered sole source procurements unless they are micro-purchases.

Matters to be Approved:

The Support Project will include various types of activities and expenditures, primarily consisting of the following:

- The hiring of individuals to support OSW efforts, likely including work on an MWBE capacity building program, planning and permitting for relevant OSW sites, supporting design and construction work at South Brooklyn Marine Terminal, and development of innovation and R&D programs to ensure new technologies and approaches to OSW are built in the City.
- Business development support to City manufacturing firms to help enable entry into the OSW market. This support will be divided into a research phase, for which it is intended that a consultant will be procured through a small purchase procurement and a separate phase for program design and implementation for which it is intended that an operator will be competitively procured.
- Business development to attract the OSW supply chain to NYC (e.g. conference attendance, network memberships, hosting networking events, marketing of City procurements, etc).
- Providing funding for the workforce development programming run by CUNY Kingsborough Community College to provide training for the OSW industry. Such funding is intended to be transferred on a sole source basis.
- Hosting a maritime and OSW career exposure event.

Note: Separate from matters in this item, up to \$500,000 for the M/WBE OSW Training Program has been approved pursuant to a previous authorization at the 12/14/21 Executive Committee meeting. A modification to provide an additional \$945,000 for that program is being presented at the 3/15/2022 Executive Committee meeting, for a total of up to \$1,445,000 for that program.

Proposed Resolution: Approval of NYCEDC making the expenditures and entering into related agreements and undertaking matters substantially as described above

Relevant Staff: Nse Esema, Vice President Smart & Sustainable Cities
Max Taffet, Vice President PortNYC Planning
Sam Jung, Assistant Vice President Smart & Sustainable Cities
Tiffany Lacker, Senior Counsel, Legal

Project Code: Business development support to manufacturing firms-9882; hosting a maritime and OSW career exposure event-9982.

EXHIBIT B

BUSINESS DEVELOPMENT – RETAIN AND ATTRACT
Executive Committee Meeting
March 15, 2022

Project Description:	<p>The Business Development program aims to attract and retain businesses across the five boroughs of the City of New York (the “City”) and in key sectors (e.g., Life Sciences, tech, manufacturing). The program will brand the City domestically and globally as business-friendly and position NYCEDC as the go-to partner for site selectors/business executives responsible for business location decisions. The program will also connect businesses to resources that can facilitate hiring locally (from underrepresented communities), procuring from Minority and Women Owned Business Enterprises, and identifying workspace across all five boroughs. The program was established in August 2021 to conduct proactive business development activities targeting businesses (300+ employees) considering moving to, expanding within, or leaving the City. Activities have included promotion of the City (e.g., “Why NYC” marketing campaign, press engagement, conference participation) and one-on-one concierge services to high potential leads (e.g., proposal development, troubleshooting issues, etc.)</p>
Borough:	Citywide
Amount to be Approved:	<p>Up to \$3,000,000, which is being provided by the City for the Project at this time.</p> <p>It is anticipated that the City will provide additional funds to NYCEDC for the Project in subsequent years. Executive Committee approval for the use of any additional funds will be sought when and if such funds are provided.</p>
Type of Funds:	City Tax Levy funds
Procurement Method:	<p>Various procurement methods will be used. Procurements for which a competitive method permitted by NYCEDC’s annual contracts with the City is not appropriate will be considered sole source procurements unless they are micro-purchases (purchases with a value of \$20,000 or less).</p>

Matters to be Approved: The Project will include various types of activities and expenditures, primarily consisting of the following:

Marketing/Paid Media:

- Business Development Campaign: Paid media buys: digital, programmatic, search engine and print advertisements, site selector advertising, paid social media, lead generation marketing (domestic and international), conference event promotion, etc.
- Life Sciences Campaign: Paid media buys: digital, programmatic, search engine and print advertising, paid social media advertising, video production, sponsored content with influential media publications, targeted outdoor media in the City and other key life sciences markets, conference event promotion.
- Buys for the Program – NYCEDC will choose media and publicity buys and make other marketing/publicity choices based on which ones will focus best on the industry being targeted and can best reach the targeted audience.
- Related contracts, if any, will be entered into.

Production/Events/Conferences/Data Tools/Subscriptions:

- Brochures, event collateral production, booth display items, pull up banners, step and repeat banners etc.
- Data or association membership to gain access to leads.
- Travel and in some cases sponsorship dollars for conferences, plus organized tours of the City.
- Related contracts, if any, will be entered into.

Staff:

- Dedicated full time staff for the duration of the program will be retained for a variety of roles to support and manage program efforts.

Proposed Resolution: Approval of NYCEDC making the expenditures and entering into related agreements and undertaking matters substantially as described above.

Relevant Staff: Bernice Clark, Interim Executive Vice President, External Affairs, and Chief Marketing Officer
Barry Finnerty, Vice President, Marketing
Justin Kreamer, Senior Vice President, Partnerships
Susan Rosenthal, Senior Vice President, Initiatives
James Higgins, Senior Counsel, Legal

Project Code: 9998

EXHIBIT C

107TH STREET PIER AND BOBBY WAGNER WALK RECONSTRUCTION
Executive Committee Meeting
March 15, 2022

Project Description:	The design, rehabilitation, reconstruction and improvement of sections of the East River Esplanade (included in a portion of the Esplanade named the Bobby Wagner Walk) between East 94th and East 107th Streets and between East 118th and East 124th Streets; and the demolition of the existing 107 th Street Pier and the design and reconstruction of a new 107 th Street Pier (collectively, the “Project”)
Borough:	Manhattan
Types of Contracts:	Design contract, CM Contract and possibly a special inspections contract for the Project
Amounts to be Approved:	Up to \$294,592,000 in the aggregate for the Project, of which it is anticipated that approximately \$24,000,000 will be used for the design contract, approximately \$2,500,000 will be used for a new special inspections contract or for services under a then existing NYCEDC special inspections retainer contract (which has been approved by the Executive Committee), and all or most of the remaining balance will be used for the CM Contract
Types of Funds:	City Capital Budget funds and State grants
Procurement Method:	Publicly advertised RFPs (a) for the design contract, (b) for a special inspections contract (the “Special Inspections Contract”), unless a special inspections retainer contract is used, and (c) using the competitive sealed proposals procurement method, for a CM (the “Selected CM”). The specific contractor for the Special Inspections Contract and the Selected CM will be approved by the President or an Executive Vice President.

Agreements to be Approved:

- A consultant contract and any necessary amendments thereto with Stantec Consulting Services Inc. (the “Design Contract”) to provide design and related services for the Project;
- The Special Inspections Contract and any necessary amendments thereto.
- A CM Contract and any necessary amendments thereto with the Selected CM (the “Project CM Contract”) to provide CM and related services (including pre-construction, construction, and post-construction services) for the Project; and
- Any needed Funding Source Agreements or amendments thereto.

Scope of Work: In partnership with City Parks, the Project will include design and construction management services required (i) to structurally repair/rehabilitate/improve sections of the East River Esplanade between East 94th and East 107th Streets and between East 118th and East 124th Streets to bring them up to a state of good repair and restore public access, (ii) to demolish the closed 107th Street Pier, and (iii) to construct a new 107th Street Pier. The Project will incorporate resiliency features such as elevation for long term sustainability. The improvements will also provide a high-quality designed open space and a range of community-supported uses at the 107th Street Pier. The Selected CM will hold trade contracts and will provide CM services to construct the improvements. It is anticipated that other small consulting contracts that are of a size that does not require Executive Committee approval and existing retainer agreements (in addition to a special inspection retainer) with available previously authorized funds may also be used for the Project.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Design Contract, the Project CM Contract, possibly the Special Inspections Contract, any needed Funding Source Agreements, and any needed amendments to these and other agreements, and to make expenditures, 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
Henry Yi, Senior Counsel, Legal

Project Code: 9796

EXHIBIT D

NEW YORK WHEEL PARKING GARAGE OPERATING AGREEMENT
Executive Committee Meeting
March 15, 2022

Project Description:	The operation, management and maintenance of the New York Wheel parking garage (the "Parking Garage"), by an operator retained by NYCEDC, during baseball game days and special stadium event days at the Richmond County Bank Ballpark in Staten Island.
Borough:	Staten Island
Type of Contract:	A parking garage operating agreement
Amount to be Approved:	<p>Operating revenues that shall be retained by the operator of the Parking Garage, equal to: (a) certain costs incurred by the operator from the operation of the Parking Garage; (b) the operator's management fee of \$500 per month; and (c) an incentive fee for the operator equal to 5% of the net operating income in excess of the minimum monthly threshold of \$55,000.</p> <p>Up to a total of \$150,000 for the entire term, including renewals, shall be paid to the operator over the course of the operating agreement, in the event and to the extent that the monthly amount of the operator's costs of operation, management fee, and incentive fee are collectively greater than the revenues from the operation of the Parking Garage.</p> <p>Net operating income from the operation of the Parking Garage, if any, shall be remitted to Staten Island Entertainment, LLC ("Stadium Tenant") in accordance with The City of New York's lease with the Stadium Tenant for the Richmond County Bank Ballpark.</p>
Type of Funds:	Revenue collected by the operator on behalf of NYCEDC from operations at the Parking Garage and, if the revenues are less than the costs, then up to \$150,000 from NYCEDC

programmatic budget funds, which amount shall be reimbursed by the Stadium Tenant by the payment of Additional Rent collected by NYCEDC as lease administrator and retained by NYCEDC as reimbursement.

Procurement Method:

A publicly advertised RFP

Agreement to be Approved: An agreement (the “Parking Garage Operating Agreement”) with Propark America New York, LLC or an affiliated entity for an initial period of 9 months from April 1, 2022 through December 31, 2022 (the “Initial Term”), with a potential for two renewal options, each for a period of up to twelve months, during 2023 and 2024, at NYCEDC’s discretion.

Scope of Work: The operator shall be responsible for the operation, management and maintenance of the Parking Garage during baseball game days and special stadium event days during the applicable term. In 2022, the baseball season is anticipated to consist of approximately 65 home games, or approximately 14 games per month from May through September 2022, with the potential for baseball playoff games in October 2022. The Stadium also anticipates approximately 12 special stadium events from May through December 2022

Proposed Resolution: To authorize the President and any empowered officer to enter into the Parking Garage Operating Agreement and to make payments to the Stadium Tenant, substantially as described herein.

Relevant Staff: Lia Tieu, Vice President, Asset Management
Sabrina Lippman, Senior Vice President, Asset Management
Scott Shostak, Senior Counsel, Legal

Project Code: 4907

EXHIBIT E

APPRAISAL- BROOKLYN RENAISSANCE PLAZA LEASES
Executive Committee Meeting
March 15, 2022

Project Description: Real estate appraisal services related to the reset of base rent for five severed, amended and restated lease agreements dated as of June 27, 1996 (each a “Lease” or together “Leases”), between The City of New York (“Landlord”) and the relevant tenant entities, underlying the Brooklyn Renaissance Plaza project

Borough: Brooklyn

Type of Contract: An appraisal contract

Amount to be Approved: Up to \$200,000

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: A publicly advertised RFP

Agreement to be Approved: An agreement (the “Appraisal Contract”) with KTR Real Estate Advisors LLC or Newmark Valuation & Advisory, LLC, two of the respondents to the Project RFP, as finally determined by the President or an Executive Vice President of NYCEDC, taking into account conflict clearance, internal background investigation and satisfaction of PASSport enrollment requirements.

Scope of Work: An appraiser is to be engaged to estimate the fair market rental value of the land for purposes of a rent reset under the Leases. The Leases are administered by NYCEDC.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Appraisal Contract substantially as described herein.

Relevant Staff: Jinquan Liang, Vice President, Asset Management
Scott Shostak, Senior Counsel, Legal

Project Code: 9971

EXHIBIT F

GREENYC CREATIVE SERVICES
Executive Committee Meeting
March 15, 2022

Project Description: The provision of marketing and creative services, primarily consisting of developing and executing an integrated marketing plan to promote the GreeNYC brand and program (the “Services”)

Borough: Citywide

Type of Contract: Consultant contract

Amount to be Approved: Up to \$1,200,000

Type of Funds: City Tax Levy funds

Procurement Method: Publicly advertised RFP

Last Exec. Comm. Approval: June 26, 2019

Agreement to be Approved:

- A consultant contract with Once-Future Office LLC (the “Consultant Contract”) to undertake the Project directly and through subcontractor(s)
- Any needed Funding Source Agreements

Scope of Work: Provide “the Services”, which will include the development and execution of an updated GreeNYC integrated marketing strategy and program that will focus on digital communications and include out-of-home advertising (advertising experienced outside of the home, e.g., billboards), earned media (media activity not directly generated by or paid for by NYCEDC, but rather generated by other entities, such as journalists, e.g., editorials, blogs), influencer engagement, and event planning for GreeNYC.

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

Relevant Staff: Marjan Mehrkhast, Chief of Staff, Contracts
Busayo Olupona, Counsel, Legal

Project Code: 9818

EXHIBIT G

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
March 15, 2022

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) TMI Waterfront Services LLC (“TMI Waterfront”), a joint venture limited liability company formed by Torvalsen Consulting, LLC (dba TMS Waterfront), Indigo River Consulting LLC, and Menotti Enterprise LLC	Citywide	Up to \$500,000, provided pursuant to a lease agreement between SSBMT, L.P. (a sublessee of NYCEDC) and its sub-sublessee (Equinor Wind US LLC)	To design and operate a Waterfront and Offshore Wind Infrastructure M/W/DBE Training Program (the “Program”). The Program will be a comprehensive business management course targeted to the waterfront and offshore wind industries.	Increase the total funding for the TMI Waterfront contract by up to \$945,000, of City Tax Levy funds, to bring the total authorized funding to up to \$1,445,000, to design and operate the Program.	Approval Date: 12/14/2021 Project Code: 9734

(2) Arcadis of New York, Inc. ("Arcadis")	Financial District and South Street Seaport, Manhattan	Up to \$8,000,000; City Tax Levy funds and/or NYCEDC programmatic budget funds	A master planning effort to develop a conceptual design of a shoreline extension and a preliminary design of a first phase adaptation project (as part of the shoreline extension project) to protect against the projected impacts of climate change in the Financial District and South Street Seaport.	To provide up to an additional \$17,800,000 in City Tax Levy funds, bringing the authorized amount of the Arcadis contract to up to \$25,800,000, primarily for additional advanced design, maritime studies, maritime engineering, continued engagement, constructability and feasibility analysis, and additional related services.	Approval Date: 9/27/2019 NYCEDC Project Code: 7809
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(3) M.G. McLaren Engineering and Land Surveying, P.C. ("McLaren")	Hunters Point South NYC Ferry landing site at 52-10 Center Boulevard, Long Island City, Queens	Up to \$700,000.00 of City Capital Budget funds and/or other funds then available	Marine design, engineering, permitting, construction administration, and other associated services related to removing an existing landing and replacing it with a new landing attached to the adjacent bulkhead	To amend the McLaren contract to provide up to an additional \$300,000 of City Capital Budget funds, bringing the total authorized amount of the contract to up to \$1,000,000. The additional project funds shall be used for additional project related services including primarily an additional site investigation, additional site lighting, a site access ramp, and additional concept renderings	Approval Date: 11/11/2020 Project Code: 6155
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(4) Island Adworx Advertising, Inc. d/b/a Communication Associates and referred to as "FerryAds"	Staten Island Ferry boats and the St. George Ferry Terminal in Staten Island and Whitehall Ferry Terminal in Manhattan	FerryAds receives up to 75% of FerryAds advertising revenue from the Ferry boats and Terminals.	Advertising on the Staten Island Ferry boats and at the St. George Ferry Terminal and Whitehall Ferry Terminal	Extend the expiration date of the advertising agreements with FerryAds from May 31, 2022 to May 31, 2023.	Approval Date: 3/17/2021 Project Code: 3238
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(5) Reicon Group, LLC	Citywide	The total authorized amount for the Reicon contract is unchanged at up to \$15,000,000. The authorized source of funds is NYCEDC programmatic budget funds and/or City Capital Budget funds.	Waterfront maintenance services at various sites, including, without limitation, inspection of maritime assets, environmental remediation, emergency repairs, storm preparation and response, dry docking services, heavy machinery repair, custom fabrication, barge ballasting, repair and servicing of maritime assets including NYC Ferry	To provide that the amount of funds for repair work related to a wave screen at Harbor George in Queens at an NYPD facility is up to \$150,000 and the source of these funds is City Tax Levy funds in place of City Capital Budget funds and/or NYCEDC programmatic budget funds. The authorized amount of the Reicon contract will remain unchanged.	Approval Date: 11/11/2020 Project Code: 7882
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<p>(6) Stantec Consulting Services Inc. ("Stantec")</p> <p>and</p> <p>Colliers Engineering & Design CT, P.C. ("Colliers")</p>	All boroughs	<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. IDA funds are also a permitted source of funds for the Stantec contract.</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 8 additional months to enable Stantec and Colliers to complete existing tasks. It is anticipated that an RFP will be released within the next 8 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 to be extended to enable the completion of existing tasks.</p>	<p>Approval Date: 8/10/2021</p> <p>Project Code: 6589</p>
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(7) Girandola & Shutkind Construction Corp. ("Girandola")	Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide	No additional funds being added at this time. The total authorized amount for the Girandola contract and the contracts with Cow-Bay Sprinkler Corp. and C&B General Construction Corp. for general contractor services is up to \$15,000,000 in the aggregate.	General contracting services, including, without limitation, repairs, construction, maintenance and emergency services, on an on-call basis or pre-described basis, including removal, replacement and/or repairs of various roll down gates and doors.	To provide that the source of funds for work related to the Staten Island Ballpark beginning in 2021 may be City Tax Levy funds (up to \$300,000) and/or NYCEDC programmatic budget funds (rather than solely NYCEDC programmatic budget funds)	Approval Date: 12/16/2020 Project Code: 7926
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(8) Economy Plumbing & Heating Co., Inc. ("Economy")	Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide	No additional funds being added at this time. The total authorized amount for the Economy contract is up to \$8,000,000.	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	To provide that the source of funds for work related to the Staten Island Ballpark beginning in 2022 may be City Tax Levy funds (up to \$200,000) and/or NYCEDC programmatic budget funds (rather than solely NYCEDC programmatic budget funds)	Approval Date: 11/09/2021 Project Code: 9646
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(9) Unisys Electric Inc. ("Unisys")	Properties owned and/or managed by NYCEDC, Citywide	No additional funds being added at this time. The total authorized amount for the Unisys contract is up to \$1,205,836.	Full-service fire suppression systems maintenance, repairs and emergency services, including, without limitation inspection of fire pumps, dry sprinkler systems, wet sprinkler systems, standpipe systems, fire extinguishers, and yard fire hydrants	To provide that the source of funds for work related to the Staten Island Ballpark beginning in 2021 may be City Tax Levy funds (up to \$75,000) and/or NYCEDC programmatic budget funds (rather than solely NYCEDC programmatic budget funds)	Approval Date: 11/07/2019 Project Code: 7487
(10) Schindler Elevator Corporation ("Schindler")	Properties owned and/or managed by NYCEDC, Citywide	No additional funds being added at this time. The total authorized amount of the Schindler contract is up to \$4,351,000.	Elevator maintenance, repair and emergency services at properties owned and/or managed by NYCEDC	To provide that the source of funds for work related to the Staten Island Ballpark beginning in 2021 may be City Tax Levy funds (up to \$100,000) and/or NYCEDC programmatic budget funds (rather than solely NYCEDC programmatic budget funds)	Approval Date: 9/27/2019 Project Code: 7459

Relevant Staff:(1) Stephania Ponce, Assistant Vice President, Opportunity M/W/DBE-Contracts
Claudia Flores, Senior Vice President, Opportunity M/W/DBE-Contracts
Meah Clay, Senior Counsel, Legal

- (2) Cecilia Kushner, Executive Vice President, Planning Division
Adam Meagher, Senior Vice President, Neighborhood Strategies
Elijah Hutchinson, Vice President, Neighborhood Strategies
Blake Montieth, Senior Project Manager, Neighborhood Strategies
Caroline Nguyen, Senior Counsel, Legal
- (3) Simon Betsalel, Senior Project Manager, Capital Program
Sakiru Okeowo, Assistant Vice President, Capital Program
Jennifer Cass, Senior Vice President, Capital Program
Raymond A. Klein, Senior Counsel, Legal
- (4) Lia Tieu, Vice President, Asset Management
Orion Hinkley, Assistant Vice President, Asset Management, Portfolio Management
Scott Shostak, Senior Counsel, Legal
- (5) Gregory Dixon, Vice President, Asset Management Design & Construction
Hubert Tran, Senior Project Manager, Asset Management Property Operations
Henry Yi, Senior Counsel, Legal
- (6) John Tseng, Vice President, Asset Management Property Operations
Juan Galvan, Project Manager, Asset Management Property Operations
Henry Yi, Senior Counsel, Legal
- (7) Orion Hinkley, Assistant Vice President, Asset Management Portfolio Management
Hubert Tran, Senior Project Manager, Asset Management Property Operations
John Tseng, Vice President, Asset Management Property Operations
Henry Yi, Senior Counsel, Legal
- (8) Orion Hinkley, Assistant Vice President, Asset Management Portfolio Management
Hubert Tran, Senior Project Manager, Asset Management Property Operations
John Tseng, Vice President, Asset Management Property Operations
Michael Barone, Senior Counsel, Legal
- (9) Orion Hinkley, Assistant Vice President, Asset Management Portfolio Management
Judith Zevack, Assistant Vice President, Asset Management Business Operations
Dave Aneiro, Senior Vice President, Asset Management Design and Construction
Michael Barone, Senior Counsel, Legal

(10) Orion Hinkley, Assistant Vice President, Asset Management Portfolio Management
Judith Zevack, Assistant Vice President, Asset Management Business Operations
Dave Aneiro, Senior Vice President, Asset Management Design and Construction
Raymond A. Klein, Senior Counsel, Legal

EXHIBIT H

AMENDMENT OF SIGNATURE POLICY
Executive Committee Meeting
March 15, 2022

Subject: Authorizing each Senior Vice President for NYCEDC's Capital Program Department or a successor department (each, a "Capital Senior Vice President") to sign certain related documents

Proposed Resolution: To authorize each Capital Senior Vice President to sign various documents related to construction involving the duties of NYCEDC's Capital Program Department substantially as described herein

Background: Under NYCEDC's Bylaws, the Board may permit such officers as it determines to execute documents on behalf of NYCEDC. At this time, it is proposed that NYCEDC's signature policy be amended to authorize each Capital Senior Vice President to sign various applications, permits and approvals related to construction being undertaken or overseen by NYCEDC's Capital Program Department, including applications, permits and approvals related to insurance and work being undertaken by NYCEDC and tenants, permittees or licensees of the City or NYCEDC under agreements entered into or managed by NYCEDC. The Executive Committee previously authorized the Senior Vice President who oversees construction matters for NYCEDC's Asset Management Department to sign similar documents related to the Asset Management Department.