



NOTICE OF REGULAR MEETING OF THE EXECUTIVE COMMITTEE
OF NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
SEPTEMBER 30, 2022

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") will be held at 9:00 a.m. on Friday, September 30, 2022, in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York. The agenda for the meeting is as follows:

- I. Approval of Minutes of the August 9, 2022 Regular Meeting of the Executive Committee
- II. Contracts and Other Matters
 - LifeSci NYC Internship Program
 - Venture Access NYC Founder Fellowship
 - Brooklyn Waterfront Railroad: Operation and Maintenance
 - Delivery Associates Consultant Agreement
 - Modifications to Previous Authorizations:
 - Arthur Avenue Market
 - East New York Industrial Building
- III. Such other business as may properly come before the meeting

New York, New York
Dated: September 22, 2022

Mark Silversmith
Assistant Secretary



MEETING OF
THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
September 30, 2022

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	○ Arthur Avenue Market	
	○ East New York Industrial Building	

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



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
August 9, 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, August 9, 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:

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

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

The meeting was chaired by Margaret Anadu, Chairperson of NYCEDC, and called to order at 9:52 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the June 21, 2022 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the June 21, 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) Venture Access NYC Pledge & Survey

Fernando Montejo, an Assistant Vice President of NYCEDC, presented a proposal for (i) an agreement with Ventureneer LLC for services related to the implementation of the Venture Access NYC Pledge & Survey (“Pledge & Survey”), which will include research and reporting on the state of diversity, equity and inclusion (“DE&I”) in New York City’s venture capital (“VC”) ecosystem, and will convene a community of VC firms committed to tracking and improving DE&I outcomes in their workforce and portfolio companies, and (ii) any needed agreement with New York City Industrial Development Agency (“IDA”) pursuant to which IDA retains NYCEDC to accomplish all or part of the project and reimburses NYCEDC for costs of the work (an “IDA Agreement”) for this project, all for the purpose of the VC community better reflecting, investing in, and leveraging The City of New York’s creativity and diversity of talent and entrepreneurship, and to help establish benchmarks across the local venture funding landscape, on substantially the terms set forth in Exhibit A hereto.

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

(b) Modifications to Previous Authorizations – City Cleanup Corps

Marissa Mann, a Senior Project Manager of NYCEDC, presented a proposal for (i) an amendment to NYCEDC’s contract with Brooklyn Alliance, Inc., a non-profit entity related to and which provides funds to the Brooklyn Chamber of Commerce, Inc., to provide funding for the provision of business support services to small businesses and restaurants Citywide as part of the Mayor’s City Cleanup Corps initiative within the existing NYC Small Business Resource Network program (the “BA Contract”), to provide additional funds for project services and to extend the BA Contract to September 2023, and (ii) any necessary agreements related to this project, all on substantially the terms set forth in Exhibit B hereto.

At this time, Mr. Bliss thanked NYCEDC for continuing to facilitate this program which was included in the Economic Recovery Blueprint Plan put out in March by the Adams administration. Mr. Kimball then added that Kathryn Wylde, a Director of NYCEDC, played a key role with the private sector grant to get this critical program going during the pandemic.

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

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 Josh Kraus, an Executive Vice President of NYCEDC.

(a) New York City Brownfield Incentive Grant Program

(i) A proposed consultant contract, and possibly amendments thereto, with Brownfield Redevelopment Solutions Inc. to provide services for program management, grant administration and operation of the NYC Brownfield Incentive Grant Program, a small grants program initiated by the New York City Mayor's Office of Environmental Remediation to promote the redevelopment and transformation of New York City brownfields into productive properties, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements") for this project, all on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Mr. McSpiritt, Samuel Cohen, an Assistant Vice President of NYCEDC, stated that over the last 5 years approximately 75% of the authorized program funding had been allocated to grants, and that this next iteration of the contract was expected to last approximately 5-7 years.

(b) Bush Terminal Piers Park Maintenance and Operations Agreement

(i) A proposed memorandum of understanding with the New York City Department of Parks and Recreation ("City Parks"), with an initial term of ten years and a five year renewal option, for maintenance and operations services performed by City Parks to provide the public with access and use of open space along a portion of the waterfront of Bush Terminal featuring a bicycle path and esplanade, two synthetic turf multi-sport athletic fields, two saltwater tidal ponds, natural habitat areas, playgrounds, walkways, benches, picnic areas, and public access to the waterfront with views of the skyline and New York Harbor, and (ii) any expenditures by NYCEDC for this project, on substantially the terms set forth in Exhibit D hereto.

(c) Architectural and Engineering Design Review and Related Consulting Services at the Brooklyn Army Terminal ("BAT")

(i) A proposed consultant contract and any necessary amendments thereto with Hudson Meridian Construction Group LLC for services to provide for architectural and engineering design review of proposed tenant improvements at BAT, and (ii) any needed Funding Source Agreements or amendments thereto for this project, on substantially the terms set forth in Exhibit E hereto.

(d) Citywide Rehabilitation/Improvements

(i) A proposed amendment to NYCEDC's 2017 facilities management/construction management contract with Hunter Roberts Construction Group, L.L.C. ("Hunter Roberts") to provide for design, construction and other related work regarding the installation of reduced pressure zone devices at three tap locations at the BAT campus that will prevent backflow, to provide additional funds and a change in source of funds for this project, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit F hereto.

(e) Modifications to Previous Authorizations – Staten Island Ballpark

(i) With respect to NYCEDC's contract with Populous Architects, P.C. for design, engineering, environmental monitoring, and related services for the conversion of the playing field from natural to synthetic turf and replacement of the seating at the Staten Island University Hospital Community Park (formerly known as Richmond County Bank Ballpark), Staten Island, to provide additional funds for the contract that will be used primarily for work related to preparation and issuance of construction documents and for construction administration work, pertaining to the stadium waterproofing portion of the project, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit G hereto.

(f) Modifications to Previous Authorizations – Manhattan Greenway Harlem River Project

(i) With respect to a construction management ("CM") contract (a "CM Contract") with Hunter Roberts for CM and related services (including pre-construction, construction and post-construction services) for the construction of the Manhattan Greenway Harlem River Project (the "MGHR Project"), to provide additional funds, which additional funds are needed due to an increased estimate of the cost needed to complete the MGHR Project, and to provide that any funds authorized but not used for any other MGHR Project contract may be used for the Hunter Roberts contract for the MGHR Project, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit G hereto.

(g) Modifications to Previous Authorizations – Raise Shorelines Citywide

A proposed amendment to the force account agreement with National Grid NY ("Nat Grid") for the provision of project accommodation and related services for one of the sub-projects of the Raise Shorelines Citywide project, which sub-project includes the reconstruction and raising of a portion of Travis Avenue in Staten Island and other improvements in the vicinity of such reconstruction, due to a Nat Grid gas line being located within the sub-project footprint, to provide additional funds primarily for additional engineering, design, construction and construction coordination services associated with retiring and relocating the existing gas main, on substantially the terms set forth in Exhibit G hereto.

(h) Modifications to Previous Authorizations – Homeport Projects

(i) A proposed amendment to the contract with M & N Engineering, D.P.C. ("M & N") for engineering, design and related consultant services for rehabilitation and improving the resiliency of the Homeport Pier and Substation in Staten Island, to provide additional funds primarily for additional engineering, design, coordination, and related consulting services for additional utility services and bulkhead repair design at the Homeport Pier and Substation site, (ii) a proposed amendment to the contract with AECOM USA, Inc. ("AECOM") for CM and related services (including pre-construction,

construction and post-construction services) for rehabilitating and improving the resiliency of the Homeport Pier and for other improvements thereat, to provide additional funds for additional, and certain higher than anticipated costs for, CM and pre-construction, construction and post-construction services for the project, including higher costs for services related to utility services to the pier and providing additional bulkhead repairs, (iii) a proposed amendment to the contract with LiRo Program and Construction Management, PE P.C. ("LiRo") for CM and related services (including pre-construction, construction and post-construction services) for the demolition of damaged structures located at the Homeport and related work, to provide additional funds for additional CM and related construction services for an additional stage of the demolition of existing structures at the Homeport to advance the remaining phases of the New Stapleton Waterfront project, (iv) to provide that any funds authorized for any contract for the Homeport Pier and Substation project other than the M & N contract for that project, that are not needed for that other contract may be used for any work under the M & N contract, (v) to provide that any funds authorized for any contract for the Homeport Pier and Substation project other than the AECOM contract for that project, that are not needed for that other contract may be used for any work under the AECOM contract and (vi) any necessary agreements related to these project services, on substantially the terms set forth in Exhibit G hereto.

In answer to a question from Mr. McSpiritt, Mr. Kraus explained that as the project construction proceeded and NYCEDC began to see in greater detail the condition of some of the parts of the work, particularly at the bulkhead and with some of the utilities, NYCEDC discovered that the project would require additional scope and costs. Mr. Kraus further explained that in addition to the additional scope elements, the costs were exacerbated by inflation and supply chain problems, among others. In answer to a second question from Mr. McSpiritt, Mr. Kraus stated that NYCEDC was seeing such increased costs across its capital portfolio. In answer to a question from Ms. Anadu, Mr. Kraus clarified that the cost increases for the Homeport work were almost entirely due to expanded scope.

At this time, Julia Melzer, a Vice President of NYCEDC, noted that the original Federal grant funding for this project was provided after Superstorm Sandy in 2012, before any design efforts were underway, and that NYCEDC got a more accurate picture of the funding needed to construct the project once the design work was being undertaken. In answer to a question from Mr. Bliss, Ms. Melzer explained that the FEMA-428 funds for this and other projects were a capped grant with a maximum amount to be allocated among a number of projects, including the Homeport, and that the allotted capped FEMA-428 funds for the Homeport needed to be supplemented in order to complete the project.

In answer to a question from Ms. Anadu, Mr. Kraus explained that the language stating that unused funds authorized for any other project contract may be used for any project work under a particular proposed contract, was essentially to allow for fungibility across the different parts of the project so that authorization would be in place to move funding to where it is needed at the time it is needed.

(i) Modifications to Previous Authorizations – Downtown Brooklyn Cultural District – South Site

(i) With regard to the CM Contract with Skanska USA Building Inc. for CM and related services (including construction) for the interior fit-out for cultural tenant space (and related common areas) in a condominium unit owned by the City (in the Downtown Brooklyn Cultural District – South Site project) which shall be occupied in the future by cultural tenants, to provide for additional funds for additional project work, (ii) with respect to the contract with Andrea Steele Architecture, P.C. for design and related consulting services for the interior fit-out for cultural tenant space (and related common areas) in the above described condominium unit owned by the City (in the Downtown Brooklyn Cultural District – South Site project), to provide for additional funds for additional project work, and (iii) any necessary agreements related to the work for these projects, on substantially the terms set forth in Exhibit G hereto.

(j) NYC Summer Concert Series 2022

A proposal for ratification of a consultant contract with IDEKO Productions, LLC for the provision of event production services for NYC's Summer Concert Series (anticipated to be July 27 – September 12, 2022), a celebration of music, performance, and culture at 6 locations across 10 event days, on substantially the terms set forth in Exhibit H hereto.

(k) Nixon Peabody LLP

A proposed amendment to an existing legal retainer agreement with Nixon Peabody LLP for the provision of legal services to NYCEDC with respect to five severed, amended and restated agreements of lease, as amended, that the City has entered into with regard to the Brooklyn Renaissance Plaza project, such services being primarily with regard to a reset of base rent, to provide additional funds for additional project legal services and for certain expenses and disbursements, including costs of third party experts, on substantially the terms set forth in Exhibit I hereto.

Approval of Section 3 Contracts and Matters

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

4. Approvals

With respect to the items set forth in Sections 2(a) – (b) and 3(a) – (k) above, it was understood that ratification, 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 10:21 a.m.

Assistant Secretary

Dated: _____
New York, New York

DRAFT

ATTACHMENT 1

DEFINITIONS

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McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack

MOU	A memorandum of understanding
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RFP	Request for Proposals
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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

VENTURE ACCESS NYC PLEDGE & SURVEY
Executive Committee Meeting
August 9, 2022

Project Description:	The implementation of the Venture Access NYC Pledge & Survey (“Pledge & Survey”), which will include research and reporting on the state of diversity, equity and inclusion (“DE&I”) in New York City’s venture capital (“VC”) ecosystem, and will convene a community of VC firms committed to tracking and improving DE&I outcomes in their workforce and portfolio companies. The purpose of the Pledge & Survey is to result in the VC community better reflecting, investing in, and leveraging the City’s creativity and diversity of talent and entrepreneurship, and to help establish benchmarks across the local venture funding landscape.
Type of Contracts:	Agreement for Project services and any needed IDA Agreement
Borough:	Citywide
Amount to be Approved:	Up to \$275,000
Type of Funds:	Funds provided by IDA
Procurement Method:	MWBE Small Purchase

Agreements to be Approved:

- An agreement with Ventureneer LLC (the “Consultant”) for Project services (the “Consultant Contract”)
- Any needed IDA Agreement

Scope of Work: Pursuant to the Consultant Contract, the Consultant will conduct research and data analysis to establish a baseline understanding of DE&I in the City’s venture funding landscape, set benchmarks to increase DE&I within the City’s VC industry, and convene a coalition of VC firms committed to supporting greater DE&I within their teams and portfolio companies.

The Consultant will help to establish baseline data and reporting on DE&I within the City’s VC ecosystem and set benchmarks to guide improvements in the industry. The Consultant aims for at least 50 VC firms to join the Pledge & Survey program in the inaugural year; such firms will participate in the data collection efforts and community convenings to develop collaborative solutions to improve DE&I outcomes.

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

Relevant Staff: Fernando Montejo, Assistant Vice President, Initiatives
Daria Siegel, Vice President, Initiatives
Caroline Nguyen, Senior Counsel, Legal

Project Code: 9510

EXHIBIT B

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS - CITY CLEANUP CORPS
Executive Committee Meeting
August 9, 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 Addresses, Borough	Amount and Type of Funds	Project Work	Proposed Modification	Last Exec. Comm. Approval and Project Code
Brooklyn Alliance, Inc. ("BA")	Citywide	Up to \$1,455,000 of NYCEDC programmatic budget funds anticipated to later be reimbursed by City Tax Levy funds	Funding for the provision of business support services to small businesses and restaurants Citywide as part of the Mayor's City Cleanup Corps initiative within the existing NYC Small Business Resource Network program. BA is a non-profit entity related to and which provides funds to the Brooklyn Chamber of Commerce, Inc., which is also a non-profit entity.	To amend the BA contract to: (1) provide up to an additional \$1,500,000 in NYCEDC programmatic budget funds anticipated to later be reimbursed by City Tax Levy funds, bringing the total authorized amount of the contract to up to \$2,955,000; and (2) extend the contract to September 2023.	Approval Date: 6/22/2021 Project Code: 9733

Relevant Staff: Faye Penn, Executive Vice President, Initiatives
Marissa Mann, Senior Project Manager, Initiatives
Henry Yi, Senior Counsel, Legal

EXHIBIT C

NEW YORK CITY BROWNFIELD INCENTIVE GRANT PROGRAM
Executive Committee Meeting
August 9, 2022

Project Description:	Program management, grant administration and operation of the NYC Brownfield Incentive Grant Program (the “Program”), a small grants program initiated by the New York City Mayor’s Office of Environmental Remediation (“OER”) to promote the redevelopment and transformation of New York City brownfields into productive properties
Borough:	Citywide
Types of Contracts:	Consultant Contract and any needed Funding Source Agreements
Amount to be Approved:	Up to \$10,200,000 for the Consultant Contract, of which it is estimated that approximately \$1,200,000 will be used to pay the Consultant for its services and the balance will primarily be used for grants
Type of Funds:	City Tax Levy funds, U.S. Environmental Protection Agency funds, and New York State Regional Economic Development Council funds
Procurement Method:	Sole source
Last Exec. Comm. Approval:	September 29, 2017
Agreements to be Approved:	<ul style="list-style-type: none">• A consultant contract, and possibly amendments thereto, with Brownfield Redevelopment Solutions Inc. (the “Consultant”) to provide the Program services (the “Consultant Contract”)• Any needed Funding Source Agreements

Scope of Work: The Program was launched in 2010 to provide small City grants and, in certain instances, limited technical assistance, to eligible owners and developers of brownfields in the City to advance private and community-based brownfield redevelopment projects. Grants under the Program are an essential component of the programmatic infrastructure that the City has established to accomplish the OneNYC goal of cleaning up all contaminated land in New York City.

In 2017, two new grant types were developed for the Program. The first, Community Brownfield Planning grants, are awarded to community-based organizations approved by OER that facilitate brownfield planning activities and services for a place-based community brownfield planning area. The second grant type, City enrollment grants,

fund eligible cleanup activities at publicly-owned sites, certain affordable and/or supportive housing sites involving HPD, industrial or manufacturing sites supported by NYCEDC, or other project sites receiving substantial support from the City.

The Consultant has been performing Program services for several years. The Program requires the Consultant to receive grant applications and provide technical guidance to grant applicants; establish, vet, and manage a Qualified Vendor list; manage the Program through a customized web-based Administrative BIG Portal, which tracks and monitors grant applications and overall performance of the program; manage a subcontractor that maintains and implements the web-based portal; enter into grant agreements with grant applicants; and oversee the accounting system put into place to manage disbursement of grants to applicants.

Funds under the Consultant's existing contract for Program services will be used up in the near future. Based on the Consultant's Program performance to date, in depth knowledge of the Program, and the fair and reasonable price structure that has been established, NYCEDC proposes to enter into the Consultant Contract on a sole source basis for the Consultant to continue Project services for the existing Program.

OER assists in the administration of the Consultant Contract and must approve of grant recipients.

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: Samuel Cohen, Assistant Vice President and Chief of Staff,
Planning Division
Rebecca Gafvert, Senior Vice President, Land Use
Tiffany Lacker, Senior Counsel, Legal

Project Code: 10151

EXHIBIT D

**BUSH TERMINAL PIERS PARK
MAINTENANCE AND OPERATIONS AGREEMENT
Executive Committee Meeting
August 9, 2022**

Project Description:	Maintenance and operations performed by City Parks to provide the public with access and use of open space along a portion of the waterfront of Bush Terminal (“Bush Terminal Piers Park”) featuring a bicycle path and esplanade, two synthetic turf multi-sport athletic fields, two saltwater tidal ponds, natural habitat areas, playgrounds, walkways, benches, picnic areas, and public access to the waterfront with views of the skyline and New York Harbor.
Borough:	Brooklyn
Type of Contract:	An MOU with City Parks
Amount to be Approved:	Up to a total of \$3,389,740 for a period of ten years and up to a total of an additional \$ 2,109,750 for an additional five years if a renewal period is exercised
Type of Funds:	A Bush Terminal Operating Reserve Fund and/or other NYCEDC programmatic budget funds. It is anticipated that the funds will be paid principally from withdrawals from the Operating Reserve Fund which is a fund containing certain payments by Bush Terminal tenants, currently with a balance of approximately \$1,000,000, for operating expenses of Bush Terminal, as provided for in leases between the City and NYCEDC for a portion of the Bush Terminal Industrial Complex.
Procurement Method:	<p>Sole source.</p> <p>City Parks is solely and uniquely qualified and capable to perform the maintenance and operations services required in order for Bush Terminal Piers Park to have the feel and appearance of a City of New York park.</p>
Agreement to be Approved:	An MOU with City Parks for Project services, with an initial term of ten years and a five year renewal option

Scope of Work: City Parks shall perform day-to-day maintenance and operations of the Bush Terminal Piers Park and its surfaces, landscape, and park elements, including, maintaining cleanliness, removing glass, litter, graffiti, and weeds; landscaping the athletic fields, horticultural areas, lawns, trails, trees and shoreline; and the maintenance of structures such as the benches, fences, paved surfaces, play equipment, playgrounds, picnic areas, safety surfaces, comfort station, and sidewalks. City Parks shall also be responsible for the opening and closing of the park, issuing permits for recreational purposes, and being the point of contact for the public. NYCEDC will retain responsibility for capital repairs, improvements and environmental monitoring and reporting for the Bush Terminal Piers Park.

Proposed Resolution: To authorize NYCEDC to make expenditures and the President and any empowered officer to enter into the MOU with City Parks, substantially as described herein

Relevant Staff: Christine Paglialunga, Executive Director Sunset Park, Vice President,
Asset Management
Scott Shostak, Senior Counsel, Legal

Project Code: 9708

EXHIBIT E

**ARCHITECTURAL AND ENGINEERING DESIGN REVIEW AND RELATED
CONSULTING SERVICES AT BAT
Executive Committee Meeting
August 9, 2022**

Project Description: Architectural and engineering design review of proposed tenant improvements at BAT

Borough: Brooklyn

Type of Contract: Consultant contract

Amount to be Approved: Up to \$1,500,000

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: A publicly advertised RFP

Agreements to be Approved:

- A consultant contract and any necessary amendments thereto (the “Contract”) with Hudson Meridian Construction Group LLC (“Hudson Meridian”) for Project services; and
- Any needed Funding Source Agreements or amendments thereto.

Scope of Work: Hudson Meridian shall provide architectural and engineering design review and related consulting services on behalf of NYCEDC to review and comment on proposed tenant improvements being undertaken by tenants at BAT. The work shall include advising on the construction and operations of the tenant improvement projects. Hudson Meridian shall provide the materials and perform the tasks necessary to furnish all labor, supervision, schedules, materials and other items required for ongoing on-call Project design and engineering services.

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

Relevant Staff: Jacques St.Cloud, Assistant Vice President, Asset Management
David Aneiro, Senior Vice President, Asset Management
Jose Figuereo, Vice President, Asset Management
Ramon Ponce, Project Manager, Asset Management
Henry Yi, Senior Counsel, Legal

Project Code: 9813

EXHIBIT F

CITYWIDE REHABILITATION/IMPROVEMENTS
Executive Committee Meeting
August 9, 2022

Proposed Resolution: To authorize the President and any empowered officer to enter into an amendment to the FM/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. The contractor 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 the Contractor may, in turn, subcontract certain work.

Contract	Work Site	Borough	Project Work	Estimated Maximum Cost and Type of Funds	Project Code
Hunter Roberts 2017 FM/CM Contract	BAT	Brooklyn	Design, construction and other related work regarding installing reduced pressure zone ("RPZ") devices at three tap locations at the BAT campus that will prevent backflow.	Up to \$3,595,265 of City Capital Budget funds for the project. Approximately \$1,000,000 of NYCEDC programmatic budget funds were previously authorized for a portion of this project, of which approximately \$120,000 was expended. The balance of the authorized programmatic budget funds will not be used for this project.	7668

Relevant Staff: Caylin Bullock, Assistant Vice President, Asset Management
David Aneiro, Senior Vice President, Asset Management
Michael Barone, Senior Counsel, Legal

EXHIBIT G

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
August 9, 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) Populous Architects, P.C. ("Populous")	Staten Island University Hospital Community Park (formerly known as Richmond County Bank Ballpark), Staten Island	Up to \$547,350 in City Capital Budget funds and/or City Tax Levy funds and/or NYCEDC programmatic budget funds	Design, engineering, environmental monitoring, and related services for the conversion of the playing field from natural to synthetic turf and replacement of the seating at the ballpark.	To authorize up to an additional \$250,000 in City Capital Budget funds and/or City Tax Levy funds and/or NYCEDC programmatic budget funds for the Populous contract, bringing the total authorized amount for the Populous contract to up to \$797,350. The additional funds will be used primarily for work related to preparation and issuance of construction documents and for construction administration work, pertaining to the stadium waterproofing portion of the project.	Approval Date: 2/1/2022 Project Code: 8132

(2) Hunter Roberts	Manhattan Greenway	Up to \$206,658,000 plus funds authorized but not used for certain other Project contracts	CM and related services (including pre-construction, construction and post-construction) for the construction of the Manhattan Greenway Harlem River Project.	To provide up to an additional \$82,320,000 of City Capital Budget funds for the Hunter Roberts contract for the Manhattan Greenway Harlem River Project and that any funds authorized but not used for any other Project contract may be used for the Hunter Roberts contract for the Project, bringing the total authorized amount of the contract to up to \$288,978,000 plus funds authorized but not used for other Project contracts. The additional funds are needed due to an increased estimate of the cost needed to complete the Project.	Approval Date: 9/28/2021 Project Code: 7394
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(3) National Grid NY ("Nat Grid")	Travis Avenue between Victoria Blvd. and Richmond Blvd., Staten Island	Up to \$821,380.12 in City Capital Budget Funds	The Raise Shorelines Citywide project includes five sub-projects that address sea level rise. A force account agreement was entered into with Nat Grid (the "Nat Grid Agreement") in connection with one of the sub-projects that includes the reconstruction and raising of a portion of Travis Avenue in Staten Island and other improvements in the vicinity of such reconstruction, due to a Nat Grid gasline being located within the sub-project footprint. Nat Grid will retire and relocate the gas line to accommodate the road raising and associated infrastructure.	To amend the Nat Grid Agreement to provide up to an additional \$374,302.64 of City Capital Budget funds, bringing the total authorized amount of the contract to up to \$1,195,682.76. The additional project funds shall be used primarily for additional engineering, design, construction and construction coordination services associated with retiring and relocating the existing gas main.	Approval Date: 6/22/2021 Project Code: 5811
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(4) M & N Engineering, D.P.C. ("M & N") (formerly M & N Engineering P.C.)	Homeport Pier and Substation, Staten Island	Up to \$2,293,668.94 in FEMA-428 funds	Engineering, design and related consultant services for rehabilitation and improving the resiliency of the Homeport Pier and Substation in Staten Island.	To amend the M & N contract to provide up to an additional \$500,000 of FEMA-428 funds, bringing the total authorized amount of the contract to up to \$2,793,668.94. The additional project funds shall be used primarily for additional engineering, design, coordination, and related consulting services for additional utility services and bulkhead repair design at the Homeport Pier and Substation site. In addition, any funds authorized for any other contract for the Homeport Pier and Substation project that are not needed for that contract may be used for any work under the M & N contract.	Approval Date: 6/15/2016 Project Code: 6252
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(5) AECOM USA, Inc. ("AECOM")	Homeport Pier and Substation, Staten Island	Up to \$14,470,261 in FEMA-428 and possibly City Capital Budget funds	CM and related services (including pre-construction, construction and post-construction services) for rehabilitating and improving the resiliency of the Homeport Pier in Staten Island and for other improvements thereat.	To amend the AECOM contract to provide up to an additional \$16,894,432 of FEMA-428 and City Capital Budget funds, bringing the total authorized amount of the contract to up to \$31,364,693. The additional project funds shall be used for additional, and certain higher than anticipated costs for, CM and pre-construction, construction and post-construction services for the project, including higher costs for services related to utility services to the pier and providing additional bulkhead repairs. In addition, any funds authorized for any other contract for the Homeport Pier and Substation project that are not needed for that contract may be used for any work under the AECOM contract.	Approval Date: 3/18/20 Project Code: 6252
(6) LiRo	Homeport, Staten Island	Up to \$2,521,379 in FEMA funds	CM and related services (including pre-construction, construction and post-construction services) for the demolition of damaged structures located at the Staten Island Homeport and related work.	To amend the LiRo contract to provide up to an additional \$8,877,823 of City Capital Budget funds, bringing the total authorized amount of the contract to up to \$11,399,202. The additional project funds shall be used for additional CM and related construction services for an additional stage of the demolition of existing structures at the Homeport to advance the remaining phases of the New Stapleton Waterfront project.	Approval Date: 11/21/16 Project Code: 6252

(7) Skanska	Downtown Brooklyn Cultural District – South Site, 300 Ashland Place, Brooklyn	Up to \$58,905,000 in City Capital Budget funds, \$5,915,000 in funding from the Brooklyn Public Library and \$540,000 in funding from the Brooklyn Academy of Music, for a total of up to \$65,360,000 of previously approved funds for the CM contract with Skanska for the project	Construction management, and related services (including construction) for the interior fit-out for cultural tenant space (and related common areas) in a condominium unit owned by the City (in the Downtown Brooklyn Cultural District-South Site project) which shall be occupied in the future by cultural tenants.	To provide for up to an additional \$3,400,000 in City Capital Budget funds for the Skanska contract for the project, bringing the total authorized amount of the Skanska contract to up to \$68,760,000.	Approval Date: 12/14/2021 Project Code: 5733
(8) Andrea Steele Architecture, P.C. (“ASA”) (formerly known as Enrique Norten Architecture, P.C.)	Downtown Brooklyn Cultural District – South Site, 300 Ashland Place, Brooklyn	Up to \$3,800,000 of City Capital Budget funds and funds provided by the Brooklyn Public Library.	Design and related consulting services for the interior fit-out for cultural tenant space (and related common areas) in a condominium unit owned by the City (in the Downtown Brooklyn Cultural District-South Site project) which shall be occupied in the future by cultural tenants.	To provide for up to an additional \$400,000 in City Capital Budget funds for the ASA contract for the project, bringing the total authorized amount of the ASA contract to up to \$4,200,000	Approval Date: 6/24/2020 Project Code: 5733

Relevant Staff:

(1) Caylin Bullock, Assistant Vice President, Asset Management
Orion Hinkley, Assistant Vice President, Asset Management
David Aneiro, Senior Vice President, Asset Management
Sabrina Lipmann, Senior Vice President, Asset Management
Michael Barone, Senior Counsel, Legal

(2) Meredith Simon-Pearson, Project Director, Capital Program
Julia Melzer, Vice President, Capital Program
Len Greco, Senior Vice President, Capital Program
Henry Yi, Senior Counsel, Legal

(3) Ryan Palkowski, Senior Project Manager, Capital Program
Kenya Smith, Vice President, Capital Program
Kathryn Prybylski, Senior Vice President, Capital Program
Henry Yi, Senior Counsel, Legal

(4), (5), (6) Ryan Palkowski, Senior Project Manager, Capital Program
Julia Melzer, Vice President, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Henry Yi, Senior Counsel, Legal

(7) Kim Robledo, Senior Project Manager, Capital Program
Adebayo Oyeniya, Assistant Vice President, Capital Program
James Higgins, Senior Counsel, Legal

(8) Kim Robledo, Senior Project Manager, Capital Program
Adebayo Oyeniya, Assistant Vice President, Capital Program
Henry Yi, Senior Counsel, Legal

EXHIBIT H

NYC SUMMER CONCERT SERIES 2022
Executive Committee Meeting
August 9, 2022

Project Description:	<p>Provision of event production services for NYC's Summer Concert Series (anticipated to be July 27 – September 12, 2022), a celebration of music, performance, and culture at 6 locations across 10 event days (the "Project"). Project services include acquiring talent, content and design creation, securing permits, video projection, staging, rigging, and other related services. Anticipated locations include:</p> <ul style="list-style-type: none">• Wingate Park – Brooklyn• Roy Wilkins Park – Queens• Harlem Week, 135th Street – Manhattan• Midland Beach – Staten Island• Times Square – Manhattan• Orchard Beach- Bronx
Borough:	Citywide
Type of Contract:	Consultant contract
Amount to be Ratified:	Up to \$5,500,000
Type of Funds:	NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds
Procurement Method:	<p>Sole source. IDEKO Productions, LLC ("IDEKO"), an event planning services company with prior experience in planning events of this scale in accordance with guidelines that the City has surrounding parks and historical landmarks and with the coordination involved in working across multiple government agencies in locations throughout the City (e.g., COVID-19 Memorial event, NYC Homecoming event 2021). IDEKO's previous experience working on events of this magnitude and understanding of the City's branding and event guidelines, permitting process, and compliance requirements makes the company uniquely qualified to provide the Project services for a citywide, multi-dimensional event. Given the short timeframe and the vendor's experience, IDEKO is uniquely qualified to hit the</p>

ground running and to execute an event of this magnitude.

Agreement to be Ratified: A consultant contract (the "IDEKO Contract") with IDEKO to provide Project services

Proposed Resolution: To ratify and authorize NYCEDC entering into the IDEKO Contract substantially as described herein

Relevant Staff: Bernice Clark, Chief Marketing Officer
Barry Finnerty, Vice President, Marketing
Marjan Mehrkhast, Vice President, Contracts
Meah Clay, Senior Counsel, Legal

Project Code: 10176

EXHIBIT I

NIXON PEABODY LLP
Executive Committee
August 9, 2022

Project Description: Provision of legal services to NYCEDC with respect to five severed, amended and restated agreements of lease, as amended (the "Leases"), that The City of New York (the City") has entered into with regard to the Brooklyn Renaissance Plaza project (the "Project"), such services being primarily with regard to a reset of base rent

Type of Contract: An amendment to a legal retainer agreement (the "Agreement")

Amount to be Approved: Up to \$100,000 in addition to the up to \$100,000 previously approved for the Agreement by the Legal Affairs Committee

Procurement Method A sole source amendment to a small purchase contract

Type of Funds: NYCEDC's programmatic budget funds

Agreement to be Approved: An amendment (the "Amendment") to the Agreement with Nixon Peabody LLP ("Nixon Peabody") for Project services

Scope of Work: The Legal Affairs Committee approved the Agreement for legal services related to the Project, including negotiation of a reset of base rent pursuant to the Leases. As work has proceeded, it has been determined that additional funds are needed for legal services and for certain expenses and disbursements.

Nixon Peabody will continue to charge the following rates per hour: \$650 for partners, \$600 for counsel, \$550 for senior associates with at least 6 years' experience, \$450 for associates with more than two but less than 6 years' experience, \$250 for paralegals, and \$200 for associates with less than 2 years of experience. Nixon Peabody will also be reimbursed for certain expenses and disbursements, including costs of third party experts. It should be noted that the City's Law Department, pursuant to its role under NYCEDC's annual contracts with the City, has approved the rates and retention of Nixon Peabody for this matter.

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

Relevant Staff: Jinquan Liang, Vice President, Asset Management
Sarah Govier, Vice President, Real Estate Transaction Services
Scott Shostak, Senior Counsel, Legal

Project Code: 10170

LIFESCI NYC INTERNSHIP PROGRAM
Executive Committee Meeting
September 30, 2022

Project Description: The development and implementation of a new iteration of the LifeSci NYC Internship Program (the “Program”), which will connect selected students with unique opportunities at life sciences companies and institutions in the City, as well as provide a suite of programmatic events and activities

Borough: Citywide

Types of Contracts: Agreement for Program services for approximately three years and any agreement needed to obtain the Additional Funds (defined below) for the Program

Amount and Type of Funds to be Approved: Up to \$3,750,000 of City Tax Levy funds and, if they become available, up to an additional \$500,000 from a different source (the “Additional Funds”)

Procurement Method: Sole source pursuant to a publicly advertised RFP that received only one response. The respondent had previously helped develop and implement the previous iteration of the Program for NYCEDC.

Agreement to be Approved: An agreement with Upper West Strategies, LLC (the “Consultant”) for Program services (the “Consultant Contract”) and any agreement needed to obtain the Additional Funds (the “Additional Funds Agreement”)

Scope of Work: The key to supporting the rapid growth of the life sciences industry in New York City is the development and availability of skilled and diverse talent.

Following on the success of the previous iteration of life sciences internship programming, NYCEDC is launching a new iteration of the Program with the mission of offering hands-on industry experience to students currently enrolled in a life sciences-related academic field by placing them in internships with life sciences or life sciences-related “host” companies. The Consultant will connect students with unique job opportunities and institutions to provide students with industry exposure and valuable connections, while the industry grows a robust pipeline of future talent. The Consultant may subsidize the compensation of a “host” company’s intern to expand the number of opportunities for students. The Consultant may also offer ancillary programming and services to support the development of students in addition to internship placements. The Consultant is also to take steps to make the Program self-sustaining.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Consultant Contract and the Additional Funds Agreement substantially as described herein

Relevant Staff: Susan Rosenthal, Senior Vice President, Life Sciences and Healthcare
Monica Malowney, Vice President, Life Sciences and Healthcare
Mikko Baylosis, Senior Project Manager, Life Sciences and Healthcare
Izzy Cohn, Senior Counsel, Legal

Project Code: 6997

VENTURE ACCESS NYC FOUNDER FELLOWSHIP
Executive Committee Meeting
September 30, 2022

Project Description:	The expansion of the Venture Access NYC Founder Fellowship (“Founder Fellowship”), a program that supports a diverse community of tech entrepreneurs across a range of industries and service sectors by providing tech startup and growth stage teams with access to space, networking, fundraising, mentorship, business development, and other opportunities necessary to successfully build and scale their tech enterprises in New York City.
Type of Contracts:	Consultant contracts and amendments to consultant contracts
Borough:	Citywide
Amounts to be Approved:	<p>Up to \$850,000 in the aggregate for new consultant contracts for the Project, and</p> <p>Up to an additional \$650,000 in the aggregate for amendments to the New Lab, LLC (“New Lab”) and Grand Central Technology Accelerator LLC (“Grand Central”) contracts discussed below, bringing the authorized aggregate amount for the New Lab and Grand Central contracts to up to \$9,265,870.</p>
Type of Funds:	City Tax Levy funds
Procurement Method:	Publicly advertised RFP for the new consultant contracts and sole source amendments to the New Lab and Grand Central contracts
Agreements to be Approved:	<p>A new consultant contract for Project services and any necessary amendments thereto with each of:</p> <ul style="list-style-type: none">• Visible Hands VC, PBC or an affiliated entity (“Visible Hands”)• Chloe Capital, LLC• Research Foundation of the City University of New York, on behalf of Queens College CUNY (“RF CUNY-Queens College”). <p>One or more amendments to existing consultant contracts that are primarily for the Urban Technology Growth Hub Project, which provide space and services for companies that address New York City’s most pressing urban challenges related to infrastructure, mobility, energy, waste, water, and food systems (the “Urban Challenges”), with:</p> <ul style="list-style-type: none">• New Lab (last approved on September 28, 2021); and• Grand Central (last approved on August 13, 2019).

(The above new contracts and amendments are collectively, the “Contracts”, and Visible Hands, Chloe Capital, LLC, RF CUNY-Queens College, New Lab and Grand Central are collectively, the “Consultants”)

Scope of Work: Pursuant to this authorization, the Consultants will primarily:

- recruit and select qualified entrepreneurs to join the Founder Fellowship;
- provide Founder Fellowship programming and benefits that improve entrepreneurs’ access and success in obtaining capital, customers, and advisors;
- market and promote the Founder Fellowship; and
- measure and report on Project success and impact on entrepreneurs’ venture readiness and progress.

The new Consultants may provide program activities to diverse tech startup and growth stage companies across a range of industries and service sectors. New Lab and/or Grand Central will use the additional funds authorized in the aggregate for their contracts primarily for additional program activities focusing on supporting a diverse community of tech entrepreneurs involved with addressing New York City’s most pressing Urban Challenges as part of the Founder Fellowship program. Startup companies as well as growth stage companies may be served under the New Lab and Grand Central contracts.

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

Relevant Staff: Fernando Montejo, Assistant Vice President, Initiatives
Jonathan Lane, Vice President, Initiatives
Daria Siegel, Vice President, Initiatives
Caroline Nguyen, Senior Counsel, Legal

Project Codes: 9510 (the new Contracts)
6092 (New Lab and Grand Central)

CONSENT ITEMS

Project Name	Contracts to be Amended or Entered into and Matters to be Approved	Amounts to be Approved	Tab
Brooklyn Waterfront Railroad: Operation and Maintenance	An amendment to the operating agreement (the “Operating Agreement”) among NYCEDC, New York New Jersey Rail, LLC (“NYNJRR”) and the Port Authority for the operation and maintenance of the Brooklyn Waterfront Railroad, to extend its term on a month-to-month basis on the current terms until no later than March 23, 2023, and to provide for making such expenditures as may be required thereby.	Such funds as may be required to perform the maintenance and capital replacement obligations of NYCEDC under the Operating Agreement and such payments as may be required pursuant to NYCEDC’s indemnity of NYNJRR, the Port Authority and certain related parties.	6
Delivery Associates Consultant Agreement	<ul style="list-style-type: none"> A consultant contract with Delivery Associates Ltd for consulting services to support senior leadership of The City of New York, including representatives from the Deputy Mayor’s Office for Strategic Initiatives, the Deputy Mayor’s Office for Health and Human Services, the New York City Department of Education and other City agencies, to build a coordinated and aligned policy, planning and delivery infrastructure tailored to the specific dynamics of New York City Any needed Funding Source Agreements 	Up to \$409,300	7

Modifications to Previous Authorizations – Arthur Avenue Market	<ul style="list-style-type: none"> Pursuant to a CM Contract with Armand (the “Armand CM Contract”), design, construction, CM and related services related to capital improvements at the Arthur Avenue Market (“AAM”) in the Bronx, to provide additional funds for the Armand CM Contract to be used primarily for larger than anticipated costs for the AAM project and to provide that a portion of the cost of Armand’s overall work on the AAM project may be from State funds Any necessary agreements related to this project 	Up to an additional \$1,102,246 for AAM project work under the Armand CM Contract, bringing the total authorized amount for AAM project work under the Armand CM Contract to up to \$4,192,246.	8
Modifications to Previous Authorizations – East New York Industrial Building	<ul style="list-style-type: none"> With regard to the Armand CM Contract, under which original project services for the East New York Industrial Building (“ENYIB”) site in Brooklyn focused on building and site upgrades, including partitions within the building, to provide additional funds for the Armand CM Contract to be used primarily for ENYIB site work for which there previously were not sufficient funds authorized, including a new perimeter fence, subsurface plumbing (e.g., new trench drains, storm sewers, catch basins), utility upgrades (e.g., new conduits and light poles), and paving upgrades (e.g., grading, paving and ramping for ADA compliance) Any necessary agreements related to this project 	Up to an additional \$4,300,000 for ENYIB project work under the Armand CM Contract, bringing the total authorized amount for ENYIB project work under the Armand CM Contract to up to \$10,800,000.	8

BROOKLYN WATERFRONT RAILROAD: OPERATION AND MAINTENANCE
Executive Committee Meeting
September 30, 2022

Project Description:	Operation and maintenance of the Brooklyn Waterfront Railroad (the “Railroad”) by New York New Jersey Rail, LLC (“NYNJR”)
Borough:	Brooklyn
Type of Contract:	Operating agreement
Amount to be Approved:	Such funds as may be required to perform the maintenance and capital replacement obligations of NYCEDC under the Operating Agreement and such payments as may be required pursuant to NYCEDC’s indemnity of NYNJR, the Port Authority and certain related parties.
Type of Funds:	Up to \$60,000 of funds provided by NYNJR to maintain the Street Track (defined below) and other funds available for expenditure at the time, including funds from an MTA Special Purpose Fund for South Brooklyn Rail, which can be used toward improvement work along the South Brooklyn Rail lines at the discretion of NYCEDC.
Procurement Method:	Sole source

Last Exec. Comm. Approval: This Project was last presented to the Executive Committee on September 30, 2016.

Agreement to be Approved: Amendment (the “Amendment”) to the operating agreement (the “Operating Agreement”) among NYCEDC, NYNJR and the Port Authority for the operation and maintenance of the Railroad, to extend its term on a month-to-month basis on the current terms until no later than March 23, 2023.

Scope of Work: NYNJR will operate and maintain the Railroad. For the purposes of the Operating Agreement, the Railroad generally consists of rail assets and real property in Sunset Park, Brooklyn, which include:

- 65th Street Rail Yard, including two transfer bridges that support the rail barge service;
- 51st Street Rail Yard, not including the buildings at the 51st Street Rail Yard;
- Track within the South Brooklyn Marine Terminal (“SBMT”), serving SBMT’s deep-draft marine berth and the Sims Municipal Recycling Facility; and
- Track connecting the rail yards and SBMT, along with rail spurs along First Avenue (collectively, the “Street Track”).

NYNJR, which the Port Authority purchased in 2008, is the sole provider of interstate rail freight service over the “Southern Gateway”, a corridor linking the Greenville Rail Yard in Jersey City, New Jersey and Sunset Park, Brooklyn, by a rail barge service across New York Harbor. NYNJR provides rail freight services to shippers based on the Brooklyn waterfront and interchanges rail traffic with Conrail in New Jersey and the New York & Atlantic Railway in Brooklyn.

The Operating Agreement, as amended, is scheduled to end on October 24, 2022. NYCEDC is currently in the process of negotiating a new long-term agreement with NYNJR. While a new long-term operating agreement is being negotiated, the continued operation and maintenance of the Railroad requires an extension of the current Operating Agreement. A month-to-month extension of the Operating Agreement until no later than March 23, 2023 will allow the necessary operations and maintenance to continue under the current terms.

Proposed Resolution: To authorize the President and any empowered officer to amend the Operating Agreement substantially as described herein and to make such expenditures as may be required thereby

Relevant Staff: Felix Ceballos, Vice President, Asset Management
Romulo Garza, Vice President, Asset Management
Isabelle Bui, Associate, Asset Management
Robert LaPalme, Assistant General Counsel, Legal

Project Code: 3763

DELIVERY ASSOCIATES CONSULTANT AGREEMENT
Executive Committee Meeting
September 30, 2022

Project Description: Consulting services to support senior leadership of The City of New York (the “City”), including representatives from the Deputy Mayor's Office for Strategic Initiatives, the Deputy Mayor's Office for Health and Human Services, the New York City Department of Education and other City agencies, to build a coordinated and aligned policy planning and delivery infrastructure tailored to the specific dynamics of New York City.

Borough: Citywide

Type of Contract: Consultant contract and any needed Funding Source Agreements

Amount to be Approved: Up to \$409,300 for the Consultant contract.

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

Procurement Method: Sole source

Agreements to be Approved: A consultant contract (the “Consultant Contract”) with Delivery Associates Ltd for Project services and any needed Funding Source Agreements

Scope of Work: Delivery Associates Ltd’s day-to-day support to the City will focus on launching collaborative planning efforts, supporting ongoing implementation of these high priority and cross-cutting initiatives, and building capacity for senior City staff to subsequently lead these efforts independently.

Proposed Resolution: To approve NYCEDC entering into the Consultant Contract and any needed Funding Source Agreements, substantially as described herein

Relevant Staff: Jamie Horton, Senior Vice President, Special Projects
James Higgins, Senior Counsel, Legal

Project Code: 10225

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
September 30, 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) Armand	Arthur Avenue Market, 2344 Arthur Avenue, Bronx	\$3,090,000 of City Capital Budget Funds	Pursuant to a CM contract with Armand (the "Armand CM Contract"), design, construction, construction management and related services related to capital improvements at the Arthur Avenue Market	To provide an additional \$1,102,246 of City Capital Budget funds for the Armand CM Contract, which additional funds will be used primarily for larger than anticipated costs for the Project. This will bring the total authorized amount for Project work under Armand's contract to up to to \$4,192,246. In addition, a portion of the cost of Armand's overall work on the Project may be from State funds.	Approval Date: 12/14/2021 Project Code: 8078

(2) Armand	East New York ("ENY") Industrial Building, 191-201 Powell Street, Brooklyn	Total authorized amount of up to \$6,500,000 in City Capital Budget funds and/or NYCEDC programmatic budget funds for work for this project under the Armand CM Contract with NYCEDC.	Under the Armand CM Contract, the original project scope focused on building and site upgrades including partitions within the building. Additional funds are now being provided primarily for site work for which sufficient funds were not authorized previously, including a new perimeter fence, subsurface plumbing (e.g., new trench drains, storm sewers, catch basins), utility upgrades (e.g., new conduits and light poles), and paving upgrades (e.g., grading, paving, and ramping for ADA compliance).	Up to an additional \$4,300,000 in City Capital Budget funds, bringing the total authorized amount for the ENY project under the Armand Contract to up to \$10,800,000.	Approval Date: 6/26/2019 Project Code: 6687 / 6005
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Relevant Staff: (1) Olivia Arnow, Assistant Vice President, Asset Management
David Hughes, Vice President, Asset Management
Dave Aneiro, Senior Vice President, Asset Management
Kyle Joyce, Counsel, Legal

(2) Caylin Bullock, Assistant Vice President, Asset Management
Jose Figuereo, Vice President, Asset Management
Alex Guilder, Senior Associate, Asset Management
Mike Barone, Senior Counsel, Legal