



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
November 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, November 15, 2022, in Conference Center A/B, on the 14<sup>th</sup> 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 Floyd (by conference telephone)  
Andrew Kimball  
James McSpiritt  
Patrick J. O’Sullivan, Jr.  
Betty Woo

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

The meeting was chaired by Andrew Kimball, President of NYCEDC, and called to order at 9:42 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the September 30, 2022 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the September 30, 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) Modifications to Previous Authorizations – The Bronx Museum of the Arts

Zack Aders, a Vice President of NYCEDC, presented a proposal for (i) an amendment to the construction management (“CM”) contract (a “CM Contract”) with Consigli Construction Co., Inc. (“Consigli”) for The Bronx Museum of the Arts (“BxMA”) project, a project that is being done on behalf of the New York City Department of Cultural Affairs (“DCLA”) to create an iconic, multi-story main entrance and new façade for the museum, among other work at the BxMA, to increase the amount of funds for the project CM Contract with Consigli to provide for full project services, and (ii) any necessary agreements related thereto, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. McSpirtt, Mr. Aders stated that this increased funding was not due to an increase in project costs, but rather that it was due to the incremental nature in which DCLA allocates capital funding for its projects.

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 – Design Engineering Services for Ollis-Class Compatible Flex Barges

Jess Greenspan, a Senior Project Manager of NYCEDC, presented a proposal for (i) an amendment to the contract with M & N Engineering, D.P.C. f/k/a M & N Engineering, P.C. (the “M&N Contract”) for design engineering services to support the construction of two Ollis-Class compatible flex barges and necessary appurtenances, which barges will be used as landings that can be used by Ollis-Class vessels in emergencies and in the event of a disruption to the regional transportation network, to provide additional funds that are needed primarily due to escalated labor rates following suspension of the M&N Contract during the COVID-19 pandemic, an ABS classification fee, and additional design work to advance a revised design, which revision principally consists of modifying the design of the flex barges to support bow loading and elimination of self-deployable spud piles, and (ii) any necessary agreements related thereto, on substantially the terms set forth in Exhibit B hereto.

Ms. Greenspan stated that the 3 locations currently identified for the project are prototype locations and that the barges may be deployed to other locations. The Homeport Pier was being considered as a barge storage location. In answer to a question from Mr. O’Sullivan, Ms. Greenspan stated that the bulk of the project construction work was expected to be completed by the end of 2023. In answer to a question from Mr. Bliss, Ms. Greenspan stated that 75% of the additional funding would be federal funding and 25% would be City Capital Budget funds.

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) Atlantic Avenue Mixed-Use Plan

A proposed consultant contract, and possible amendments thereto, with Claire Weisz Architects LLP to provide services to facilitate a public engagement and community outreach process that will culminate in a neighborhood plan for the corridor consisting principally of the portion of Atlantic Avenue from Vanderbilt Avenue to Nostrand Avenue in Brooklyn (the “Atlantic Avenue Mixed-Use Plan”), on substantially the terms set forth in Exhibit C hereto. The Atlantic Avenue Mixed-Use Plan planning process will build on prior planning efforts, studies and frameworks to establish consensus and recommendations that will serve as a guidepost for informing proposed land use changes and neighborhood investments.

(b) Sunset Park District Exclusive Brokerage Services

A proposed agreement with Cushman & Wakefield, Inc. (“Cushman”) for exclusive commercial brokerage and related services for leases and subleases at (i) three buildings at the Brooklyn Army Terminal (“BAT”): Building A (with the exception of space leased to BioBAT, Inc.), Building B and the Annex, (ii) four buildings for the Made in New York Campus at Bush Terminal (“MiNY”): Unit A, Unit B, Unit C and the Administration Building, and (iii) at NYCEDC’s sole option, other portions of BAT and Bush Terminal, as well as the Brooklyn Wholesale Meat Market (“BWMM”) – BAT and MiNY will involve subleases and BWMM would involve leases – on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpiritt, Young Ji, a Vice President of NYCEDC, explained that Cushman had an existing 3-year contract for services at BAT that was expiring in a few weeks, that the leasing for Bush Terminal had been handled principally by in-house staff to this point, and that the new contract would expand Cushman’s project scope to include Bush Terminal. In answer to a second question from Mr. McSpiritt, Ms. Ji stated that NYCEDC was satisfied with Cushman’s services at BAT, and that Cushman had proven to be well equipped for working with BAT’s broad range of tenants, from small independent businesses to large corporate tenants.

In answer to a question from Mr. Bliss, Ms. Ji stated that the commission fee schedule for the expiring contract for BAT was the same as for Cushman’s new contract, and that this was the typical brokerage rate in the Brooklyn market. In answer

to a question from Mr. O'Sullivan, Ms. Ji explained that NYCEDC had a dedicated team of brokerage people at Cushman that it worked with, and that Cushman also provided marketing and research persons. In answer to another question from Mr. Bliss, Ms. Ji stated that NYCEDC received and carefully considered a total of 4 responses to its request for proposals, and that it chose Cushman based on the quality of its proposal, fee schedule and track record.

(c) Funding Agreements

(i) Proposed funding agreements with (1) BioBAT, Inc., (2) Council of Peoples Organization, Inc. and (3) Association to Benefit Children, or affiliates, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements") for these projects, on substantially the terms set forth in Exhibit E hereto.

(d) Citywide Rehabilitation/Improvements

(i) One or more proposed amendments to NYCEDC's 2017 facilities management/construction management contract (an "FM/CM Contract") with Hunter Roberts Construction Group, L.L.C. ("Hunter Roberts") (the "2017 Hunter Roberts FM/CM Contract"), to provide for modernization of a total of 5 passenger elevators and 7 freight elevators in BAT Building B, which project work primarily includes the interior cabs, elevator landings, hoist ways, and machine rooms, 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 – On-Call Citywide Special Inspection and Related Services

(i) Proposed modifications with regard to the consultant contracts with Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C. f/k/a Tectonic Engineering & Surveying Consultants P.C., Universal Testing & Inspection Services Inc., and Urban Engineers of New York, D.P.C. (together, the "SI Consultant Contracts") for on-call special inspection and related services in connection with various capital improvement construction projects throughout the City of New York (the "City"), to provide additional funds for continued project services under the SI Consultant Contracts, and (ii) any necessary agreements related to these project services, on substantially the terms set forth in Exhibit G hereto.

(f) Modifications to Previous Authorizations – Hunts Point Meat Market Improvements

(i) Proposed modification(s) with regard to work under a CM Contract (the "McKissack CM Contract") with The McKissack Group, Inc. d/b/a McKissack & McKissack ("McKissack") for design and construction and related services for capital improvements at the Hunts Point Meat Market, to provide additional funds for additional project work under the McKissack CM Contract primarily related to sitewide upgrades to the electrical switchgear and domestic hot water systems at the Hunts Point Meat

Market, as well as critical repaving sitewide and full façade replacement for terminal Building C, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit G hereto.

In answer to a question from Mr. McSpiritt, Mr. Kraus explained that the scope of the overall work that was needed was well known, that there was a delay in the ability to get started on certain work because NYCEDC had to wait for the funds to become available, and that once the funds became available NYCEDC decided it was most efficient to work with the team that was already in place because it could hit the ground running, and it had a good track record and knowledge of the building. Dave Aneiro, a Senior Vice President of NYCEDC, added that there was a phased approach for this project, and that McKissack was able to get this particular phase of the work started at this time because the funding just became available.

(g) Modifications to Previous Authorizations – Moore Street Market

(i) Pursuant to a CM Contract with Armand Corporation d/b/a Armand of New York (the “Armand CM Contract”), under which design, construction and related services are being provided principally for the replacement of the roof system and skylights at Moore Street Market (“MSM”) in Brooklyn, proposed modification(s) to provide additional funds for the Armand CM Contract for the MSM project and to provide that these additional funds are principally for the installation of a new roof system and skylights, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit G hereto.

(h) Modifications to Previous Authorizations – Brooklyn Renaissance Plaza Real Estate Appraisal Services

A proposed amendment to an agreement (the “KTR Contract”) with KTR Real Estate Advisors LLC 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 and the relevant tenant entities, underlying the Brooklyn Renaissance Plaza project, to increase the maximum KTR Contract price by up to \$100,000, from up to \$200,000 to up to \$300,000, on substantially the terms set forth in Exhibit G hereto.

In answer to a question from Mr. Bliss, Jinquan Liang, a Vice President of NYCEDC, stated that the additional \$100,000 would primarily cover ongoing supplemental consultant services, such as a hotel consultant, in order to provide for ongoing needed advisory services in connection with the appraisal.

(i) IDEKO Event Consulting Services

A proposed consultant contract with IDEKO Productions, LLC for the provision of event consulting services, beginning October 1, 2022, in connection with New York City 50<sup>th</sup> Anniversary of Hip Hop 2022-2023 events, on substantially the terms set forth in Exhibit H hereto.

Approval of Section 3 Contracts and Matters


A motion was made to authorize the matters set forth for authorization in the Proposed Resolution sections of Exhibits C – H 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) – (i) above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

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 10:10 a.m.

  
Assistant Secretary

Dated: December 20, 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**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-BRONX MUSEUM OF THE ARTS**  
**Executive Committee Meeting**  
**November 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.

<b>Contractor</b>	<b>Project Site Address(es) Borough</b>	<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>	<b>Last Exec. Comm. Approval and Project Code</b>
Consigli Construction Co., Inc. ("Consigli")	The Bronx Museum of the Arts ("BxMA"), 1040 Grand Concourse, the Bronx	Up to \$19,430,000 was previously authorized for the BxMA design contract and the BxMA CM Contract, of which approximately \$3,000,000 has been allocated to the design contract with Marvel Architects, Landscape Architects, Urban Designers, PLLC, and approximately \$16,430,000 has been allocated to the CM Contract with Consigli.	<p>The BxMA project is being done on behalf of the City's Department of Cultural Affairs ("DCLA") to create an iconic, multi-story main entrance and new façade for the museum, among other work at the BxMA. It will include a new and prominent entry, lobby, and café and construction work related to other portions of the building and improve interior circulation to all gallery spaces.</p> <p>Consigli is providing CM services and will procure subcontractors for Project work. Subcontractors may, in turn, subcontract certain work.</p>	NYCEDC proposes to increase the total authorization for the project by up to \$6,800,000 in funds provided by DCLA, bringing the total authorization for the project to up to \$26,230,000. The additional funds will be allocated to the CM Contract with Consigli, for a total allocation to Consigli of approximately \$23,230,000.	<p>Approval Date: 09/28/2021</p> <p>Project Code: 9315</p>

**Relevant Staff:** Sheila Lin, Senior Project Manager, Capital Program  
Zack Aders, Vice President, Capital Program  
Len Greco, Senior Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

**EXHIBIT B**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-DESIGN ENGINEERING SERVICES FOR OLLIS-CLASS COMPATIBLE  
FLEX BARGES**  
**Executive Committee Meeting**  
**November 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.

<b>Contractor</b>	<b>Project Site Address(es), Borough</b>	<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>	<b>Last Exec. Comm. Approval and Project Code</b>
M & N Engineering, D.P.C. fka M & N Engineering, P.C. ("M&N")	Homeport Pier in Staten Island, Brooklyn Bridge Park, Pier 6 in Brooklyn, East 38th Street in Manhattan	\$1,303,700 of City Capital Budget funds and Federal funds	Design engineering services to support the construction of two Ollis-Class compatible flex barges and necessary appurtenances. These barges will be used as landings that can be used by Ollis-Class vessels in emergencies and in the event of a disruption to the regional transportation network.	Up to an additional \$490,254 in Federal and City Capital Budget funds for the M&N contract, bringing the total authorized amount of such contract to up to \$1,793,954. The additional funds are needed primarily due to escalated labor rates following contract suspension during the pandemic, ABS classification fee, and additional design work to advance a revised design, the revision principally consisting of modifying the design of the flex barges to support bow loading and elimination of self-deployable spud piles.	Approval Date: June 26, 2019  Project Code: 7159

**Relevant Staff:** Jess Greenspan, Senior Project Manager, Asset Management  
Greg Dixon, Vice President, Asset Management  
Dave Aneiro, Senior Vice President, Asset Management  
Michael Barone, Senior Counsel, Legal

**EXHIBIT C**

**ATLANTIC AVENUE MIXED-USE PLAN**  
**Executive Committee Meeting**  
**November 15, 2022**

**Project Description:** NYCEDC, to assist City Planning, plans to retain a qualified engagement consultant to facilitate a public engagement and community outreach process that will culminate in a neighborhood plan for the corridor consisting principally of the portion of Atlantic Avenue from Vanderbilt Avenue to Nostrand Avenue in Brooklyn (the “Atlantic Avenue Mixed-Use Plan”).

The Atlantic Avenue Mixed-Use Plan planning process will build on prior planning efforts, studies and frameworks to establish consensus and recommendations that will serve as a guidepost for informing proposed land use changes and neighborhood investments.

**Borough:** Brooklyn

**Type of Contract:** Consulting contract

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

**Type of Funds:** NYCEDC programmatic budget funds

**Procurement Method:** M/WBE small purchase RFP

**Agreements to be Approved:** A consultant contract, and possible amendments thereto (the “Consultant Contract”), with Claire Weisz Architects LLP (the “Consultant”) to provide services substantially as described herein

**Scope of Work:** The Consultant will manage and support an inclusive, dynamic community engagement process with a variety of stakeholders, including interfacing with elected officials, New York City agency staff, community board members, local organizations and advocacy groups, residents, businesses, and property owners, in connection with the development of the Atlantic Avenue Mixed-Use Plan. During the engagement process, the timeframe for which is anticipated to be from the fall of 2022 through the spring/summer of 2023, the Consultant will play a key role in implementing the engagement process, which includes the following key services and deliverables:

- **Public Engagement Preparation:** Working closely with City Council members, core stakeholders, a steering committee comprised of representatives from the City Council, Community Boards 2, 3 and 8, local organizations, and City agency staff, to craft informational materials and agendas for public meetings and to facilitate consensus-building meetings and activities.

- **Outreach and Coordination:** Assisting with the outreach and planning process in collaboration with local City Council members, key stakeholders, City agencies, and community members.
- **Workshop, Steering Committee, and Working Group Management:** Planning and managing public meetings and workshops, including logistics, agenda setting, attendance reminders and tracking, graphics and written material support, notetaking, conflict resolution, printing, and event set-up and breakdown for in-person town hall style meetings.
- **Synthesize Steering Committee and Working Group Feedback and Priorities:** Collect and synthesize feedback from the working groups and public meetings, which will help inform a holistic neighborhood plan. Produce a final report including the compiled information and recommendations.

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

**Relevant Staff:** Samuel Cohen, Assistant Vice President, Planning  
Adam Meagher, Senior Vice President, Neighborhood Strategies  
Meah Clay, Senior Counsel, Legal

**Project Code:** 10230

**EXHIBIT D**



**SUNSET PARK DISTRICT EXCLUSIVE BROKERAGE SERVICES**  
**Executive Committee Meeting**  
**November 15, 2022**

**Project Description:** Exclusive commercial brokerage and related services for leases and subleases at (i) three buildings at BAT: Building A (with the exception of space leased to BioBAT), Building B and the Annex, (ii) four buildings for the Made in New York Campus at Bush Terminal (“MiNY”): Unit A, Unit B, Unit C and the Administration Building, and (iii) at NYCEDC’s sole option, other portions of BAT and Bush Terminal, as well as the Brooklyn Wholesale Meat Market (together, the “Project Site”). BAT and MiNY will involve subleases and Brooklyn Wholesale Meat Market would involve leases.

**Borough:** Brooklyn

**Type of Contract to be Approved:** Consultant contract with Cushman & Wakefield, Inc. (“Cushman”)

**Amount to be Approved:** Any funds needed (a) to pay fees for Project services based on the commission schedule set forth below and (b) possibly to pay for reimbursement for marketing expenses approved by the President, an Asset Management Senior Vice President, or an Executive Vice President, of NYCEDC (provided that the amount paid for such marketing expenses shall not exceed \$150,000 per year)

<b>Tenant Type</b>	<b>Sublease/Lease Type</b>	<b>Simple Commission</b>	
		<b>For Each of First 3 Yrs.</b>	<b>For Each Yr. Thereafter</b>
New Tenant	New Sublease or Lease	7.00%	3.00%
	Renewal Option Sublease or Lease	3.00%	3.00%
Existing Tenant	New Sublease or Lease – Same Space	3.50%	1.50%
	Expansion Sublease or Lease – Net Expansion Space	7.00%	3.00%
	Relocation – if Cushman involved in business term negotiations	3.50%	1.50%
	Short Term Lease, Sublease, Permit or License	3.50%	1.50%
	Expansion Sublease or Lease Renewal Option – Net Expansion Space	3.00%	3.00%

If Cushman enters into a co-brokerage agreement with an outside broker who is at least partly responsible for subleasing or leasing space, an amount equal to the simple commission plus an amount up to 50% of the simple commission will be paid by NYCEDC in total for both Cushman and the co-broker.

The commissions will be paid on a schedule mutually agreed upon by NYCEDC and Cushman, provided that no more than 50% of the maximum total fee for the initial term shall be paid on the date of sublease or lease execution and none before then. The brokerage fee, to the extent applicable to a renewal period, will be payable no earlier than the commencement date of that renewal period.

**Type of Funds:** Revenue from subleases and leases at the Project Site and possibly other NYCEDC programmatic budget funds

**Procurement Method:** Publicly advertised RFP

**Agreement to be Approved:** An agreement (the “Contract”) with Cushman for Project related services

**Scope of Work:** Approximately 3,750,000 rentable square feet at BAT Building A, Building B and the Annex and approximately 620,000 rentable square feet at Bush Terminal Unit A, Unit B, Unit C and the Administration Building is available for subleasing. NYCEDC seeks to engage Cushman as an independent contractor to solicit and negotiate subleases for such space and to perform related services. Additionally, the Contract will include an option, at NYCEDC’s sole discretion, to expand the scope beyond the above BAT and Bush Terminal buildings to any other industrial and retail space at BAT and Bush Terminal and/or for leases for the Brooklyn Wholesale Meat Market. Cushman will have exclusive brokerage rights. The term of the Contract will be up to 36 months (with two possible extension periods of up to one year each). ). If an executed sublease or lease is delivered to NYCEDC within approximately one year of the expiration or earlier termination of the Contract, NYCEDC will be required to pay commission to Cushman therefor if Cushman and/or its co-broker was involved in pending negotiations for such sublease or lease at the time of the expiration or earlier termination of the Contract.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Contract and to extend the Contract by one or both extension periods, substantially as described herein

**Relevant Staff:** Yarden Zamir, Analyst, Asset Management  
Young Ji, Vice President, Asset Management  
Deborah Bindler, Senior Counsel, Legal

**Project Code:** 9.954

**EXHIBIT E**

**FUNDING AGREEMENTS**  
**Executive Committee Meeting**  
**November 15, 2022**

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

<b>Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)</b>	<b>Project Site Address(es), Borough</b>	<b>Source or Type of New NYCEDC Funds</b>	<b>Amount Under New Agreement/ Amendment</b>	<b>Application of Funds</b>
(1) BioBAT, Inc., a not-for-profit corporation – Funding Agreement	140 58 <sup>th</sup> Street, Brooklyn	City Capital Budget funds made available by the Brooklyn Borough President	Up to \$500,000	To fund a portion of the cost for the renovation of an approximately 2,800 square foot laboratory and office space in the northwest quadrant of the second floor of BioBAT’s facility at BAT.
(2) Council of Peoples Organization, Inc., a not-for-profit corporation – Funding Agreement	1814 Coney Island Avenue, Brooklyn	City Capital Budget funds made available by the City Council	Up to \$2,360,000	To fund a portion of the acquisition cost of a property to be used as a senior center.
(3) Association to Benefit Children (“ABC”), a not-for-profit corporation – Funding Agreement	419 East 86 <sup>th</sup> Street, Manhattan	City Capital Budget funds made available by the Manhattan Borough President	Up to \$500,000	To fund a portion of the cost for the renovation of ABC’s facility known as Cassidy’s Place, including roof replacement, façade repairs, and installation of a new fire alarm system.

**NYCEDC Project Codes:** (1) 9963; (2) 9897; (3) 9965

**Relevant Staff:** (1) Sal Khalid, Assistant Vice President; (2,3) Josh Altshuler, Assistant Vice President

## Description of Contractors

- (1) **BioBAT, Inc.** fosters growth and creates jobs in the life science and technology industries by offering affordable, state-of-the-art laboratory, testing, research, manufacturing and office space and engages the broader community through entrepreneurship, workforce development and educational programs. NYCEDC is one of the two Members of BioBAT, Inc.
  
- (2) **Council of Peoples Organization, Inc.** assists low-income immigrant families, particularly South Asians and Muslims, to reach their full potential as residents of New York City by empowering marginalized communities to advocate for their rights and understand their responsibilities as Americans.
  
- (3) **Association to Benefit Children** has the mission to offer every child a life filled with joy and love by creating compassionate programs in urgent response to the needs of New York City's most vulnerable families. Programs include early childhood education for at-risk infants, toddlers, and preschoolers; supportive housing; mental health services and crisis intervention; family preservation; year-round youth development; and an open door to the community.

**EXHIBIT F**

**CITYWIDE REHABILITATION/IMPROVEMENTS**  
**Executive Committee Meeting**  
**November 15, 2022**

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

The proposed amendments are sole source amendments to a contract that was competitively procured. Hunter Roberts 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 Hunter Roberts may, in turn, subcontract certain work.

<b>Contract</b>	<b>Work Site</b>	<b>Borough</b>	<b>Project Work</b>	<b>Estimated Maximum Cost and Type of Funds</b>	<b>Project Code</b>
Hunter Roberts 2017 FM/CM Contract	BAT Building B	Brooklyn	Modernization of a total of 5 passenger elevators and 7 freight elevators in BAT Building B. Work primarily includes the interior cabs, elevator landings, hoist ways, and machine rooms.	Up to \$14,376,588 of City Capital Budget funds	2894

**Relevant Staff:** Jose Figueroa, Vice President, Asset Management  
 Dave Aneiro, Senior Vice President, Asset Management  
 Michael Barone, Senior Counsel, Legal



**EXHIBIT G**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS**  
**Executive Committee Meeting**  
**November 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.

<b>Contractor</b>	<b>Project Site Address(es), Borough</b>	<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>	<b>Last Exec. Comm. Approval and Project Code</b>
(1) Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C. fka Tectonic Engineering & Surveying Consultants P.C.; Universal Testing & Inspection Services Inc.; Urban Engineers of New York, D.P.C.	Various, City-wide	Up to \$12,000,000 in the aggregate for the consultant contracts for Project services. Sources may include, without limitation, Capital Budget funds, FEMA funds, CDBG-DR funds, and other sources.	On-call special inspection and related services in connection with various capital improvement construction projects throughout the City	Up to an additional \$3,000,000 in the aggregate for the consultant contracts, bringing the aggregate amount of the contracts to up to \$15,000,000. Sources may include, without limitation, Capital Budget funds, FEMA funds, CDBG-DR funds, and other sources.	Approval Date: 8/2/2017  Project Code: 6809

(2) McKissack	Hunts Point Meat Market, 355 Food Center Drive, the Bronx	\$19,162,500; City Capital Budget, City Council, and State Grant funds	Design and construction and related services under a CM contract with McKissack for capital improvements at the Hunts Point Meat Market	To provide up to an additional \$25,515,000 of City Capital Budget funds for the McKissack contract, for additional project work primarily related to sitewide upgrades to the electrical switchgear and domestic hot water systems at the Hunts Point Meat Market, as well as critical repaving sitewide and full façade replacement for terminal Building C, bringing the total authorized amount for capital improvements at the Meat Market under the McKissack CM contract to up to \$44,677,500	Approval Date: 6/26/2019  Project Code: 7117
(3) Armand	Moore Street Market, Brooklyn	\$2,000,000 (NYCEDC programmatic budget funds) was previously authorized, of which approximately \$330,000 was spent.	Design, construction and related services pursuant to a CM contract with Armand for the replacement of the roof system and skylights at Moore Street Market. The project work previously authorized consisted of design work and upgrades/repairs to skylights, roofing and windows.	To provide an additional \$2,200,000 of City Capital Budget funds for the Armand contract for the project and to provide that it is principally for the installation of a new roof system and skylights. This is in addition to approximately \$330,000 of NYCEDC programmatic budget funds previously spent on CM and engineering work related to this project out of \$2,000,000 of programmatic budget funds previously authorized for related work. The remaining \$1,670,000 of programmatic budget funds previously authorized will not be used on this project.	Approval Date: 6/26/2019  Project Code: 8106

(4) KTR Real Estate Advisors LLC	Brooklyn Renaissance Plaza, downtown Brooklyn	Up to \$200,000 of NYCEDC programmatic budget funds	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. NYCEDC administers the leases.	An amendment to an agreement with KTR Real Estate Advisors LLC for real estate appraisal services to increase the maximum contract price by up to \$100,000, from up to \$200,000 to up to \$300,000.	Approval Date: March 15, 2022  Project Code: 9971
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**Relevant Staff:** (1) Hannah Huynh, Project Support Specialist, Capital Program  
Valentino Mills, Vice President, Capital Program  
Brian Larsen, Senior Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

(2) Alyana Roxas, Senior Associate, Asset Management  
Olivia Arnow, Assistant Vice President, Asset Management  
Jose Figueroa, Vice President, Asset Management  
Dave Aneiro, Senior Vice President, Asset Management  
Michael Barone, Senior Counsel, Legal

(3) Olivia Arnow, Assistant Vice President, Asset Management  
Jose Figueroa, Vice President, Asset Management  
Dave Hughes, Vice President Asset Management  
Dave Aneiro, Senior Vice President, Asset Management  
Michael Barone, Senior Counsel, Legal

(4) Jinqun Liang, Vice President, Asset Management  
Scott Shostak, Senior Counsel, Legal

**EXHIBIT H**

**IDEKO EVENT CONSULTING SERVICES**  
**Executive Committee Meeting**  
**November 15, 2022**

**Project Description:** Provision of event consulting services in connection with New York City 50<sup>th</sup> Anniversary of Hip Hop 2022-2023 events

**Borough:** Citywide

**Type of Contract:** Consultant contract

**Amount to be Approved:** Up to \$600,000 (\$40,000 per month for 15 months)

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

**Procurement Method:** Sole source. IDEKO Productions, LLC (“IDEKO”) is an event planning services company with prior experience in planning events of the scale of the Project in accordance with guidelines that the City has surrounding parks and historical landmarks and with the coordination involved in working with multiple government agencies in locations throughout the City (e.g., COVID-19 Memorial event, NYC Homecoming event 2021, Summer Concert Series 2022). 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.

**Agreement to be Authorized:** A consultant contract (the “IDEKO Contract”) with IDEKO to provide Project services beginning October 1, 2022

**Scope of Work:** IDEKO has been providing and will continue to provide event consulting services in connection with New York City 50<sup>th</sup> Anniversary of Hip Hop 2022-2023 events. Its services include event management (including third-party vendor contracting and management, master budget management, and individual event scheduling), event consulting, dedicated staffing, and other related services.

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

**Relevant Staff:** Bernice Clark, Executive Vice President, External Affairs  
Eric Goodnight, Vice President, Marketing  
Meah Clay, Senior Counsel, Legal

**Project Code:** 10310