



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
December 20, 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, December 20, 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 video conference)
Andrew Kimball
James McSpiritt
Patrick J. O’Sullivan, Jr. (by video conference)
Betty Woo

Members of NYCEDC staff also were present.

The meeting was chaired by Margaret Anadu, Chairperson of NYCEDC, and called to order at 9:06 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 November 15, 2022 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the November 15, 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) Cybersecurity Workforce Pilot Project

Aaron Charlop-Powers, an Assistant Vice President of NYCEDC, presented a proposal for a consultant contract with Upper West Strategies, LLC (“Upper West”) to provide services related to the development and implementation of the Cybersecurity Workforce Pilot Project (the “CWP Project”), which will connect selected cybersecurity students with unique opportunities and internship placements within private institutions in the City of New York (the “City”) and provide a suite of programmatic events and activities, as part of the CWP Project’s goal of helping New Yorkers secure full-time employment within the cybersecurity industry, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. Bliss, Mr. Charlop-Powers stated that NYCEDC worked with Upper West on the LifeSci NYC Internship Program. In answer to a second question from Mr. Bliss, Mr. Charlop-Powers stated that the primary talent pool for the CWP Project would be Fullstack Academy and The City College of New York’s master’s program. He added that a secondary talent pool would be the City University of New York (“CUNY”) and other public institutions because NYCEDC felt that they already had a talent pipeline and a diverse base. At this time, Mr. Kimball discussed NYCEDC’s focus on the cyber industry over the last 5-6 years, and that it had become a fast-growing industry. He stated that a key issue was the needed pipeline of talent, finding local talent and creating career pathways. Mr. Kimball further noted that the CWP Project also fit into the broader context of the workforce development programs in which NYCEDC was engaged in multiple sectors.

At this time, Mr. Bliss recommended that NYCEDC coordinate with the City’s Chief Technology Officer, Matthew Fraser, in connection with the CWP Project. Ms. Anadu then discussed whether it might be effective to also have a much broader program that focuses on soft skills that persons can develop before being routed into various sector-specific programs.

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

(b) Modifications to Previous Authorizations – East Midtown Greenway

Ankita Nalavade, a Project Director of NYCEDC, presented a proposal for (i) an amendment to NYCEDC’s contract with Skanska USA Building Inc. (the “Skanska Contract”) for construction management (“CM”) and related services for the East Midtown Greenway (“EMG”) – East 53rd Street to East 62nd Street – a new waterfront esplanade to be located along the western shore of the East River in Manhattan, as well as certain improvements to existing nearby parklands and the Andrew Haswell Green Park (“AHG Park”) Phase 2B – a new public park located between East 60th Street and East 62nd Street – to provide additional funds primarily for additional CM and related services for existing project scope under the Skanska Contract and to add the rehabilitation of piles as part of the AHG Park Phase 3 project as work under the

Skanska Contract, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Ms. Anadu, Ms. Nalavade stated that the additional funds were primarily to continue to fund what was always contemplated for the East Midtown Greenway project. In answer to a question from Mr. McSpiritt, Sakiru Okeowo, an Assistant Vice President of NYCEDC, explained, however, that NYCEDC had originally intended to possibly use existing caissons from the outer detour roadway, but that NYCEDC's analysis revealed that it would be best to use new caissons and that the cost difference between installing new caissons and repurposing the existing ones was negligible. In answer to a second question from Mr. McSpiritt, Mr. Okeowo explained that the greenway was expected to open in December 2023. In answer to an additional question from Mr. McSpiritt, Mr. Okeowo stated that a phase of the greenway project in front of the United Nations building was in the works, that NYCEDC had issued a request for proposals ("RFP") for selection of the design consultant, and that responses to the RFP were due on December 21, 2022.

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) 69 Adams: Distribution of Development Rights Proceeds

(i) A proposed agreement with the Metropolitan Transportation Authority ("MTA") for improvements to the York Street, Brooklyn, subway station for accessibility improvements, egress improvements, and/or other passenger flow improvements, (ii) a proposed agreement with The Fund for Public Schools, Inc. ("FFPS") for services and/or materials to benefit Public School 307, including, without limitation, staff, supplies, and materials to support science, technology, engineering, arts, and mathematics education, (iii) a proposed agreement with the Brooklyn Community Foundation ("BCF") for services and programs for the tenants of the New York City Housing Authority ("NYCHA") Farragut Houses, including, without limitation, programs and services for education, workforce development, youth development, training, and related support, (and costs related to the execution of such programs and services), and (iv) to provide for making such expenditures as may be required by these agreements with the MTA, FFPS and BCF – the funding for which agreements was derived from the proceeds of an October 28, 2021 sale by the City of 98,446 square feet of development rights from Brooklyn Block 52, Lots 15 and 17, to the owner of the adjacent Brooklyn Block 52, Lot 4 (the "69 Adams Project") – all on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Mr. McSpiritt, Mr. Kraus stated that the 69 Adams Project site was a City-owned site. In answer to a second question from Mr. McSpiritt, Jiae Azad, a Senior Associate of NYCEDC, explained that the development site was close to an MTA subway station (i.e., the York Street station), that this station only had one entrance and there was concern that the building of the large development would bring a lot of additional traffic to the area, and that the agreement with the MTA would explore ways to help to alleviate the increased congestion. Mr. Kimball noted that he believed that the previous councilperson in the area had fought hard for improvements to this MTA station.

(b) Stuyvesant Cove Park, Solar One: Maintenance Funding Agreement

A proposed new funding agreement with CEC Stuyvesant Cove, Inc. d/b/a Solar One (“Solar One”), or an amendment to the existing ten-year funding agreement (which expires January 31, 2023) between NYCEDC and Solar One, to continue to provide a portion of the funding needed for the cost of the maintenance of Stuyvesant Cove Park, a publicly accessible passive recreation area between the East River waterfront and the FDR Drive Service Road East between East 18th Street and East 23rd Street in Manhattan, on substantially the terms set forth in Exhibit D hereto.

(c) On-Call Special Inspections Retainer Contracts

(i) A proposed consultant contract, and any necessary amendments thereto, with each of Bureau Veritas North America, Inc., Twin Peaks Incorporated and JPC Logistics Limited Liability Company d/b/a JPCL Engineering (together, the “SI Consultant Contracts”) to provide for on-call special inspections and related services in connection with various capital improvement construction projects throughout the City, and (ii) any agreements necessary to obtain funds (“Funding Source Agreements”) for any tasks under the SI Consultant Contracts, on substantially the terms set forth in Exhibit E hereto.

(d) Modifications to Previous Authorizations – Willets Point Urban Renewal Area and Special Willets Point District Funding Agreements

(i) Proposed modifications with regard to an existing funding agreement (the “WP Funding Agreement”) with Queens Development Group, LLC (“QDG”) to fund primarily (a) the cost of design and construction of public infrastructure in a portion of 126th Street, (b) water main replacement (using upgraded steel instead of concrete) in a demapped portion of Willets Point Boulevard and (c) environmental remediation necessary to advance Willets Point Phase 1, to decrease the amount of funding under the WP Funding Agreement because the project being funded by the WP Funding Agreement, which relates primarily to public infrastructure in City streets and City property outside the Willets Point Phase 1 area that needs to be upgraded and connected to infrastructure in the Phase 1 area as well as infrastructure in future phases of development in the Special Willets Point District, is near completion, with all remaining work bid out, and there is a balance of funds, (ii) proposed modifications with regard to an existing funding agreement (the “On-Site Funding Agreement”) with QDG

to fund a portion of the cost of infrastructure work and environmental remediation at the site of Willets Point Phase 1 to facilitate the construction primarily of approximately 1,100 units of affordable housing and the delivery of a development-ready construction site to NYC School Construction Authority for construction of a new school, to increase the amount of funding under the On-Site Funding Agreement, which additional funding will go towards completing necessary environmental remediation and street hardscape work such as installing new pile-supported roads, sidewalks, and sanitary and storm sewer lines, on the Willets Point Phase 1 site, that will ready the site for the future housing and school construction, and (iii) any necessary agreements related to this project work, all on substantially the terms set forth in Exhibit F hereto. The decreased funds under the WP Funding Agreement will be added to the On-Site Funding Agreement.

In answer to a question from Mr. McSpiritt, Mr. Kraus explained that with regard to the off-site work under the WP Funding Agreement NYCEDC had budgeted with the expectation that there would be a lot of difficulty with relocating the private utilities, but that with high levels of cooperation from the utilities this portion of the project ended up costing less than the projected utility costs. In answer to a second question from Mr. McSpiritt, Mr. Kraus explained that there currently was no commercial activity going on in the area in question because it was being remediated, and that there were still auto-body and auto-shop activities in the adjacent areas.

(e) Modifications to Previous Authorizations – Construction of a Portion of 132nd Street and Wetlands Mitigation at the former Flushing Airport

(i) Proposed modifications with regard to the contract with NV5 New York Engineers, Architects, Landscape Architects and Surveyors for design, engineering, permitting, and construction administration services for construction of a portion of 132nd Street and wetlands mitigation at the former Flushing Airport, Queens, to provide additional funds primarily for project construction administration services, including the review and approval of shop drawings, providing clarifications of designs to other contractors, review and approval of products and materials prepared by other contractors in connection with the construction, and construction site inspection, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit F hereto.

(f) Modifications to Previous Authorizations – Maintenance Dredging and Related Services for Hammonds Cove

(i) Proposed modifications with regard to one or more amendments to the CM contract (a “CM Contract”) with Armand Corporation d/b/a Armand of New York (the “Armand CM Contract”) through which maintenance dredging and related CM services and other related services are being performed for Hammonds Cove, Bronx, to provide additional funds for additional work under the Armand CM Contract to complete the project work scope, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit F hereto.

(g) Modifications to Previous Authorizations – New Stapleton Waterfront Infrastructure and Open Space Project

(i) A proposed amendment to the contract with LiRo Engineers, Inc. (“LiRo”) under which CM and related services (including pre-construction, construction and post-construction services) are provided for Phases 2 and 3 of the New Stapleton Waterfront Infrastructure and Open Space Project (the “NS Project”), to provide additional funds to be used by LiRo to procure the trade subcontracts to complete construction of Phases 2 and 3 of the NS Project and for CM and related services, (ii) to provide that any funds authorized for any other contract for Phases 2 and 3 of the NS Project that are not needed for that contract may be used for any work under the LiRo contract, and (iii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit F hereto.

(h) Modifications to Previous Authorizations – Urban Technology Growth Hub Project

(i) Proposed modifications with regard to the contract (the “New Lab Contract”) with New Lab, LLC (“New Lab”) for (1) Studio Program activities, which involve New Lab drawing from and applying its proprietary model “Innovation Studio” framework for a number of focus areas including a bespoke program focused on the theme of improving urban transportation, (2) Urban Technology Growth Hub activities, which involve New Lab providing affordable workspace, access to a professional network, a co-located prototyping and testing facility, and sector-specific programming for startup and growth stage companies that address the City’s most pressing urban challenges related to infrastructure, mobility, energy, waste, water, and food systems, and (3) services as part of the Venture Access NYC Founder Fellowship, to provide additional funds made available by the New York City Department of Transportation (“City DOT”) for the New Lab Contract to provide for additional Studio Program related work to be undertaken in collaboration with City DOT with regard to the bespoke program focused on the theme of improving urban transportation, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit F hereto.

In answer to a question from Ms. Anadu, John Petinos, a Senior Project Manager of NYCEDC, stated that the \$10 million for the project was authorized over time from multiple funding streams for a number of programs, which he briefly summarized.

(i) Property Management Related Services – On-Call Electrical Systems Services

(i) A proposed contract with each of Unisys Electric Inc. and H.J. Martin Associates, Inc., and any amendments thereto, to provide on-call electrical systems maintenance, repair, installation and emergency services on a “Where and When” basis at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, and (ii) any needed Funding Source Agreements for these project services, on substantially the terms set forth in Exhibit G hereto.

(j) Property Management Related Services – On-Call HVAC System Services

(i) A proposed contract with each of Infinity Contracting Services, Corp. and Apex Mechanical Corp., and any amendments thereto, to provide on-call HVAC system preventative maintenance, repair and emergency services on a “Where and When” basis at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, and (ii) any needed Funding Source Agreements for these project services, on substantially the terms set forth in Exhibit G hereto.

(k) Property Management Related Services – On-Call Security Guard Services

(i) A proposed contract with each of Inter-Con Security Systems, Inc. and Harvard Protection Services, LLC, and any amendments thereto, to provide on-call security guard services on a “Where and When” basis at the Brooklyn Army Terminal, Bush Terminal, 600 Food Center Drive, Brooklyn Cruise Terminal, the Julia De Burgos Cultural Center, Brooklyn Wholesale Meat Market, La Marqueta, Moore Street Market, Command Center for NYC Ferry, and Staten Island Homeport and at various other sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, and (ii) any needed Funding Source Agreements for these project services, on substantially the terms set forth in Exhibit G hereto.

(l) Early Childhood Education Grant Program

(i) A proposed agreement with JP Morgan Chase, N.A. or an affiliated entity (“JP Morgan”) to provide JP Morgan with up to \$80,000,000 to be used for (1) grants of up to 75% of the amount of the contracts between the New York City Department of Education (“DOE”) and Early Childhood Education providers for their FY2022 annual contracts (for each contract ID) (the “Grant Program”) and (2) a minimal fee primarily for administrative costs of JP Morgan, (ii) a proposed memorandum of understanding with DOE and possibly other City related entities setting forth what each entity will do to implement the Grant Program and to specify that City funds for the grants are included in NYCEDC’s FY2023 Amended and Restated Contract with the City and (iii) any needed ancillary agreements, all in connection with the Grant Program to provide grants to entities that provide Early Childhood Education under contracts with DOE, to help stabilize community-based Early Childhood Education providers, 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) – (l) above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

5. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the Executive Committee meeting was adjourned at 9:42 a.m.

Assistant Secretary

Dated: _____
New York, New York

DRAFT

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

CYBERSECURITY WORKFORCE PILOT PROJECT
Executive Committee Meeting
December 20, 2022

Project Description: The development and implementation of the Cybersecurity Workforce Pilot Project (the “Project”), which will connect selected cybersecurity students with unique opportunities and internship placements within private institutions in the City. The Project will provide a suite of programmatic events and activities with the goal of helping New Yorkers secure full-time employment within the cybersecurity industry.

Borough: Citywide

Type of Contract: Consultant contract

Amount to be Approved: Up to \$250,000

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: Publicly advertised RFP

Agreement to be Approved: A consultant contract with Upper West Strategies, LLC (the “Operator”) to provide services related to the Project (the “Contract”)

Scope of Work: In New York City there are approximately 28,000 job openings in the cybersecurity sector, of which approximately 35% are entry-level and 23% are mid-level. The Project will help to meet the cybersecurity industry’s need for entry-level and mid-level talent and will support qualified, skilled New Yorkers, in getting well-paid jobs in a high-growth sector. It will focus on, but not be limited to, New Yorkers from historically underrepresented communities

The Operator will be responsible for managing the Project, pursuant to the Contract, including two primary focus areas:

1. Intern recruitment, selection, placement, support and professional development during the internship, and coaching for career placement in cybersecurity.
2. Outreach and engagement to corporate partners to join the Project, host and pay interns, and evaluate participants for full-time jobs.

Additionally, the Operator will capture data and deliver monitoring and evaluation reports on the Project.

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

Relevant Staff: Aaron Charlop-Powers, Assistant Vice President, Initiatives
Daria Siegel, Vice President, Initiatives
Caroline Nguyen, Senior Counsel, Legal

Project Code: 7102

EXHIBIT B

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-EAST MIDTOWN GREENWAY
Executive Committee Meeting
December 20,2022

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 |
|-------------------|---|---|--|--|---|
| Skanska | The waterfront along the western shore of the East River in Manhattan, from East 53rd -62nd Street, as well as existing nearby parklands and a new park | Up to \$173,000,000 of City Capital Budget funds plus unutilized previously authorized funds for a design/engineering contract for this project with Stantec Consulting Services Inc. (the “unutilized Stantec funds”). | Construction management and related services for East Midtown Greenway – East 53rd Street to East 62nd Street- a new waterfront esplanade to be located along the western shore of the East River in Manhattan, as well as certain improvements to existing nearby parklands and the Andrew Haswell Green Park Phase 2B – a new public park located between East 60th and East 62nd Streets. The Project is a sub-project of the larger East Midtown Waterfront Project between East 38th and East 62nd Streets that will serve the East Midtown neighborhood. | To amend the Skanska contract to provide up to \$27,000,000 in City Capital Budget funds primarily for additional construction management and related services for existing scope under the Skanska Contract and to add the rehabilitation of piles as part of the Andrew Haswell Green Park Phase 3 project as work under the Skanska contract, bringing the total authorized amount for the Skanska Contract to up to \$200,000,000 plus the unutilized Stantec funds. | Approval Date: November 7, 2019 Project Code: 3361 |

Relevant Staff: Ankita Nalavade, Project Director, Capital Program
Sakiru Okeowo, Assistant Vice President, Capital Program
Yvi McEvelly, Vice President, Capital Program
Kathryn Prybylski, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

EXHIBIT C

69 ADAMS: DISTRIBUTION OF DEVELOPMENT RIGHTS PROCEEDS
Executive Committee Meeting
December 20, 2022

Project Description: On October 28, 2021, NYCEDC assisted with the closing of a transaction involving a sale by the City of 98,446 square feet of development rights from Brooklyn Block 52, Lots 15 and 17 to the owner of the adjacent Brooklyn Block 52, Lot 4, for \$17,228,050 (the “69 Adams Project”). The square footage generated by the development rights will be used for commercial office space in a mixed-use development project. Pursuant to a directive from the Deputy Mayor for Housing and Economic Development, NYCEDC retained the proceeds of the sale to use for economic development purposes. In connection with the transaction, NYCEDC agreed to work to provide up to \$9,500,000 from those proceeds for certain public priorities substantially as described below.

Borough: Brooklyn

Type of Contracts: Agreements with nonprofit and public entities to provide funds for specific purposes substantially as described herein

Amount to be Approved: Up to \$9,500,000

Type of Funds: NYCEDC programmatic budget funds (a portion of the proceeds received from the 69 Adams Project)

Procurement Method: Sole source

Agreements to be Approved (collectively, the “Agreements”):

- Agreement with the Metropolitan Transportation Authority (“MTA”) for improvements to the York Street, Brooklyn, subway station
- Agreement with The Fund for Public Schools, Inc. (“FFPS”) for services and materials for Public School 307
- Agreement with the Brooklyn Community Foundation (“BCF”) for services and programs for the tenants of the New York City Housing Authority (“NYCHA”) Farragut Houses

Scope of Work:

- Up to \$6,500,000 to the MTA for improvements to the York Street, Brooklyn, subway station to improve accessibility, egress improvements, and/or any other passenger flow improvements.
- Up to \$1,500,000 to FFPS for services and/or materials to benefit Public School 307, including without limitation the following:
 - Staff, supplies, and materials to support science, technology, engineering, arts, and mathematics education.
- Up to \$1,500,000 to BCF for programs and services to benefit residents of the NYCHA Farragut Houses, including without limitation the following:
 - Programs and services for education, workforce development, youth development, training, and related support.
 - Costs related to execution of the above programs and services.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Agreements, substantially as described herein, and to make such expenditures as required thereby

Relevant Staff: Jiae Azad, Senior Associate, Real Estate Transaction Services
Christina Rausch, Senior Vice President, Real Estate Transaction Services
Karen Lapidus, Senior Counsel, Legal
Justyn Turner, Assistant Vice President, Government and Community Relations

Project Code: 7191

EXHIBIT D



**STUYVESANT COVE PARK,
SOLAR ONE:
MAINTENANCE FUNDING AGREEMENT
Executive Committee Meeting
December 20, 2022**

Project Description: Funding for a portion of the cost of the maintenance of Stuyvesant Cove Park (the "Park"), a publicly accessible passive recreation area between the East River waterfront and the FDR Drive Service Road East between East 18th and 23rd Streets in Manhattan.

The Park is adjacent to and south of the New York Skyport site ("Skyport"). A portion of the Park between 21st and 23rd Streets is currently leased by the City to CEC Stuyvesant Cove, Inc. d/b/a Solar One ("Solar One"), an affiliate of Community Environmental Center, Inc. ("CEC"), for operation of an environmental center for the Stuyvesant Cove Park project.

Borough: Manhattan

Type of Contract: Funding agreement or amendment to a funding agreement with Solar One

Amount to be Approved: Up to \$416,908 in total for the term of three years, to be calculated and paid substantially as described below

NYCEDC's contribution will not exceed \$134,883 in the first year of the agreement, which maximum amount will increase annually by 3%, on a compounding basis, per year for each of the two remaining years (the "maximum annual amount" per year). The funds shall be provided by NYCEDC to Solar One based upon a dollar per dollar match by NYCEDC to the funds raised for the maintenance by Solar One, up to the applicable maximum annual amount. In calculating the amount of funds that NYCEDC shall match, in kind services provided by Solar One or an affiliated entity will be given a value, as has been the case under the existing funding agreement with Solar One for the maintenance which expires January 31, 2023.

Type of Funds: Revenue derived from operating agreements or licenses for the gas station and marina services at Skyport and, once reopened, revenue from an operating agreement for a currently closed parking lot located adjacent to the Park and, if needed and available, other NYCEDC programmatic budget funds and/or City Tax Levy funds..

Procurement Method: Sole source

Agreement to be Approved: A new funding agreement with Solar One or amendment to the existing ten year funding agreement (which expires January 31, 2023) between NYCEDC and Solar One, to continue to provide a portion of the funding needed for Park maintenance (whichever, the "Funding Agreement")

Scope of Work to be Funded: Routine maintenance of Stuyvesant Cove Park, including cleaning, trash removal, snow removal, site furniture repairs and replacements, and rodent control, along with planting responsibilities for watering, weeding, and replacing damaged plant material. Solar One is obligated to provide routine maintenance for the Park in accordance with the lease between the City and Solar One for the operation of an environmental center, which center is located in the Park.

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

Relevant Staff: Mary Clarke, Assistant Vice President, PortNYC
Felix Ceballos, Vice President and Executive Director, PortNYC
Scott Shostak, Senior Counsel, Legal

Project Code: 10341

EXHIBIT E

ON-CALL SPECIAL INSPECTIONS RETAINER CONTRACTS

Executive Committee Meeting

December 20, 2022

- Project Description:** On-call special inspections and related services in connection with various capital improvement construction projects throughout the City
- Borough:** Citywide
- Types of Contracts:** Consultant contracts and any needed Funding Source Agreements
- Amount to be Approved:** Up to \$20,000,000 in the aggregate for the consultant contracts
- Type of Funds:** The source of funds will vary depending on the particular task or project. Sources may include, without limitation, City Capital Budget funds, private funds, New York State and Federal funds, or other sources.
- Procurement Method:** A publicly advertised RFP

Agreements to be Approved: A consultant contract and any necessary amendments thereto, with each of Bureau Veritas North America, Inc., Twin Peaks Incorporated and JPC Logistics Limited Liability Company d/b/a JPCL Engineering, for Project services (collectively, the “Consultant Contracts”) and any Funding Source Agreements necessary to obtain funds for any tasks under the Consultant Contracts

Scope of Work: Performance of special inspections for materials, operations and equipment as required for the construction projects. When specifically requested by NYCEDC, the consultants will also ensure technical compliance with other requirements of the plans and specifications, for the construction projects, or perform other services to ensure constructability of the projects. The consultants may choose to subcontract the inspection of certain specialized disciplines as required for each specific assignment. The specific subcontractor staff must be certified in that specific discipline.

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

Relevant Staff: Seema Malik, Assistant Vice President, Capital Program
Zack Aders, Vice President, Capital Program
Valentino Mills, Vice President, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Mike Barone, Senior Counsel, Legal

Project Code: 10171

EXHIBIT F

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
December 20, 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, Borough | Amount and Type of Funds | Project Work | Proposed Modification | Last Exec. Comm. Approval and Project Code |
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| (1) Queens Development Group, LLC, a limited liability company ("QDG") | Willetts Point Urban Renewal Area and Special Willetts Point District, Queens | Up to \$166,176,150 to be provided by NYCEDC to QDG under a funding agreement (the "Funding Agreement"); City Capital Budget funds | Development of Willetts Point Phase 1 will provide approximately 1,100 units of affordable housing and a school. The Funding Agreement relates primarily to public infrastructure in City streets and City property outside the Willetts Point Phase 1 area that needs to be upgraded and connected to infrastructure in the Phase 1 area as well as infrastructure in future phases of development in the Special Willetts Point District. It will fund primarily (a) the cost of design and construction of public infrastructure in a portion of 126th Street, (b) water main replacement (using upgraded steel instead of concrete) in a demapped portion of | The funding under the Funding Agreement will be decreased from the previously approved up to \$166,176,150 to up to \$123,453,905. The project being funded by the Funding Agreement is near completion with all remaining work bid out, leaving a balance of \$42,722,245 that will be moved to a second existing funding agreement (the "On-Site Funding Agreement") for Willetts Point Phase 1, which is primarily related to infrastructure work and environmental remediation at the actual site of Willetts Point Phase 1, as indicated below. | Approval Date: 3/17/21 Project Code: 7999 |

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| | | | Willets Point Boulevard and (c) environmental remediation necessary to advance Willets Point Phase 1. | | |
| (2) QDG | Willets Point Urban Renewal Area and Special Willets Point District, Queens | Up to \$75,637,800 to be provided by NYCEDC to QDG under the On-Site Funding Agreement; City Capital Budget funds | The On-Site Funding Agreement will fund a portion of the cost of infrastructure work and environmental remediation at the site of Willets Point Phase 1 to facilitate the construction primarily of approximately 1,100 units of affordable housing and the delivery of a development ready construction site to NYC School Construction Authority for construction of a new school. | The funding under the On-Site Funding Agreement will be increased to up to \$118,360,045. The additional up to \$42,722,245 is City Capital Budget funds. The additional funding will go towards completing necessary environmental remediation and street hardscape work such as installing new pile-supported roads, sidewalks, sanitary and storm sewer lines, on the Willets Point Phase 1 site, that will ready the site for the future housing and school construction. | Approval Date: 3/18/20 Project Code: 7688 |

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| <p>(3) NV5 New York Engineers, Architects, Landscape Architects and Surveyors</p> | <p>132nd Street between 20th and 23rd Avenues, and the former Flushing Airport in College Point Corporate Park, Queens</p> | <p>Up to \$1,450,000; City Capital Budget Funds</p> | <p>Design, engineering, permitting, and construction administration services for construction of a portion of 132nd Street and wetlands mitigation at the former Flushing Airport.</p> | <p>To provide up to an additional \$400,000 of City Capital Budget funds primarily for construction administration services, including the review and approval of shop drawings, providing clarifications of designs to other contractors, review and approval of products and materials prepared by other contractors in connection with the construction, and construction site inspection, bringing the total authorized amount of the NV5 contract to up to \$1,850,000.</p> | <p>Approval Date: 12/14/21 Project Code: 3023</p> |
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| (4) Armand | Hammonds Cove, Bronx | Up to \$1,500,000 of Grant Funds from the Dormitory Authority of the State of New York | Maintenance dredging and related construction management services and other related services for Hammonds Cove being performed through one or more amendments to NYCEDC's CM Contract with Armand. Dredging at Hammonds Cove is needed to improve vessel access during all tidal conditions, and includes providing access for recreational, commercial, and emergency service boat traffic. Armand is acting as a CM and procuring subcontractors for the project work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. Subcontractors retained by Armand may, in turn, subcontract certain work. | To provide an additional \$230,000 of City Capital Budget funds to the already approved budget of \$1,500,000 for work undertaken for this project through the Armand CM Contract, bringing the total authorized amount for this project under the Armand CM Contract to up to \$1,730,000. The additional funds are needed to complete the work scope. | Approval Date: 6/21/2022 Project Code: 6986 |
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| (5) LiRo Engineers, Inc. | New Stapleton Waterfront Infrastructure and Open Space Project: Phases 2 and 3, Stapleton, Staten Island (the waterfront at, and adjacent to, the former United States Navy Homeport and adjacent upland areas) | Up to \$11,907,485 in City Capital Budget funds and FEMA funds | CM and related services (including pre-construction, construction and post-construction services) for Phases 2 and 3 of the New Stapleton Waterfront Infrastructure and Open Space Project, primarily consisting of the reconstruction and realignment of a portion of Front Street, including streetscape improvements and amenities, new and relocated utilities, shoreline rehabilitation, public waterfront open spaces, and park buildings (a comfort station and maintenance facility). | To amend the LiRo Engineers, Inc.'s contract to provide up to an additional \$158,410,402 of City Capital Budget and FEMA funds, bringing the total authorized amount of the contract to up to \$170,317,887. The additional funds will be used for LiRo Engineers, Inc. to procure the trade subcontracts to complete construction of the Phases 2 and 3 project and for CM and related services. In addition to the \$170,317,887, any funds authorized for any other contract for Phases 2 and 3 of the New Stapleton Waterfront Infrastructure and Open Space Project that are not needed for that contract may be used for any work under LiRo Engineers, Inc.'s contract. | Approval Date: 6/26/2019 Project Code: 5953 |
| (6) New Lab, LLC ("New Lab") | Citywide | Up to a total of \$9,265,870 for (a) a contract with New Lab for Studio Program (described herein) activities, Urban Technology Growth Hub ("Growth Hub") activities, and | There are at least three tasks performed by New Lab as part of its contract with NYCEDC. The Studio Program involves New Lab drawing from and applying its proprietary model "Innovation | (1) To provide up to an additional \$890,000 made available by City DOT for the New Lab contract for additional Studio Program related work to be undertaken in collaboration with City DOT (bringing the total authorized amount for NYCEDC's | Approval Date: 9/30/22 Project Code: 6092 |

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| | | <p>Venture Access NYC Founder Fellowship (“Founder Fellowship”) activities, and (b) a contract with Grand Central Technology Accelerator LLC (“Grand Central”) for Growth Hub and Founder Fellowship activities.</p> | <p>Studio” framework, which was built by New Lab to research complex challenges, convene stakeholders, build solutions, and pilot innovations, for a number of focus areas including a bespoke program focused on the theme of improving urban transportation.</p> <p>As one of the contractors tasked with developing, launching and operating the Growth Hub, New Lab provides affordable workspace, access to a professional network, a co-located prototyping and testing facility, and sector specific programming for startup and growth stage companies that address New York City’s most pressing urban challenges related to infrastructure, mobility, energy, waste, water, and food systems.</p> <p>New Lab also provides services as part of the Founder Fellowship.</p> | <p>contracts with New Lab and Grand Central to up to \$10,155,870) with regard to the bespoke program focused on the theme of improving urban transportation. The Studio Program related work will assist City DOT and NYCEDC by providing information that reduces the risk in future transportation investments, developing policymaking collaborations to improve the conditions of the City’s surface transportation network.</p> <p>(2) To enter into any needed Funding Source Agreements.</p> | |
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- Relevant Staff:** (1),(2) Priya Ananthanathan, Vice President, Funding Agreements
PJ Berg, Senior Vice President, Real Estate Transaction Services
John Raymond, Vice President, Real Estate Transaction Services.
Judy Fensterman, Assistant General Counsel, Legal
- (3) Brian Larsen, Senior Vice President, Capital Program
Sakiru Okeowo, Assistant Vice President, Capital Program
Jonathan Luke, Senior Project Manager, Capital Program
Mary Adams, Counsel, Legal
- (4) Dave Aneiro, Senior Vice President, Asset Management
Giovanni Haddock, Assistant Vice President, Asset Management
Luke Herbermann, Project Manager, Asset Management
Max Taffet, Senior Vice President, Transportation
Scott Shostak, Senior Counsel Legal
- (5) Brian Larsen, Senior Vice President, Capital Program
Julia Melzer, Vice President, Capital Program
Ryan Palkowski, Senior Project Manager, Capital Program
Michael Barone, Senior Counsel, Legal
- (6) John Petinos, Senior Project Manager, Initiatives
Jonathan Lane, Vice President, Initiatives
Kyle Joyce, Counsel, Legal

EXHIBIT G

PROPERTY MANAGEMENT RELATED SERVICES
Executive Committee Meeting
December 20, 2022

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

The proposed retainer contracts have been procured through competitive RFPs.

| Contractor Name and Agreement /Amendment (the agreement may be with the named contractor or an affiliate of the named contractor) | Project Site Addresses, Borough | Amount Under New Agreement/ Amendment and Type of Funds | Project Work | Project Code | Last Exec. Comm. Approval |
|---|--|---|---|---------------------|----------------------------------|
| (1) A contract with each of Unisys Electric Inc. and H.J. Martin Associates, Inc. to provide on-call electrical services and amendments thereto | Citywide | Up to \$10,000,000 in the aggregate; NYCEDC programmatic budget, City Capital Budget and/or City Tax Levy funds | Contracts to provide on-call electrical systems maintenance, repair, installation and emergency services on a "Where and When" basis at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services. | 10048 | N/A |

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| <p>(2) A contract with each of Infinity Contracting Services, Corp. and Apex Mechanical Corp. to provide on-call HVAC services and amendments thereto</p> | <p>Citywide</p> | <p>Up to \$7,000,000 in the aggregate; NYCEDC programmatic budget, City Capital Budget and/or City Tax Levy funds</p> | <p>Contracts to provide on-call HVAC system preventative maintenance, repair and emergency services on a "Where and When" basis at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services.</p> | <p>10147</p> | <p>N/A</p> |
| <p>(3) A contract with each of Inter-Con Security Systems, Inc. and Harvard Protection Services, LLC to provide Citywide security guard services and amendments thereto</p> | <p>Citywide</p> | <p>Up to \$30,000,000 in the aggregate; NYCEDC programmatic budget, City Capital Budget and/or City Tax Levy funds</p> | <p>Contracts to provide on-call security guard services on a "Where and When" basis at BAT, Bush Terminal, 600 Food Center Drive, Brooklyn Cruise Terminal, the Julia De Burgos Cultural Center, Brooklyn Wholesale Meat Market, La Marqueta, Moore Street Market, Command Center for NYC Ferry, and Staten Island Homeport and at various other sites owned and/or managed by NYCEDC or designated by NYCEDC for such services.</p> | <p>10047</p> | <p>N/A</p> |

Relevant Staff: (1), (2) Juan Galvan, Senior Project Manager, Asset Management Property Operations
John Tseng, Vice President, Asset Management Property Operations
Michael Barone, Senior Counsel, Legal
(3) Juan Galvan, Senior Project Manager, Asset Management Property Operations
John Tseng, Vice President, Asset Management Property Operations
Kyle Joyce, Counsel, Legal

EXHIBIT H

EARLY CHILDHOOD EDUCATION GRANT PROGRAM
Executive Committee Meeting
December 20, 2022

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| Project Description: | A grant program to provide entities that provide Early Childhood Education under contracts with New York City Department of Education (“DOE”) with grants equal to up to 75% of the maximum contract value of their FY 2022 annual DOE contract (for each contract ID), to help stabilize community-based Early Childhood Education providers. |
| Borough: | Citywide |
| Types of Contracts: | One or more contracts for Project related services with JP Morgan Chase, N.A. or an affiliated entity (“JP Morgan”) and an MOU with DOE and possibly other City related entities |
| Amount to be Approved: | Up to \$80,000,000 |
| Type of Funds: | NYCEDC programmatic budget funds that it is anticipated will be reimbursed by City Tax Levy funds |
| Procurement Method: | Sole source contract with JP Morgan. JP Morgan currently provides services to NYCEDC to make payments to certain of NYCEDC’s contractors/vendors. |

Agreements to be Approved:

- An agreement with JP Morgan (the “JP Morgan Agreement”) to provide JP Morgan with up to \$80,000,000 to be used for (1) grants of up to 75% of the amount of the contracts between DOE and Early Childhood Education providers for their FY2022 annual contracts (for each contract ID) and (2) a minimal fee primarily for administrative costs of JP Morgan, and any needed ancillary agreements
- An MOU with DOE and possibly other City related entities setting forth what each entity will do to implement the grant program and that City funds for the grants are included in NYCEDC’s FY2023 Amended and Restated Contract with the City, which is in the process of being registered with the Office of the City’s Comptroller.

Scope of Work: JP Morgan, working in collaboration with DOE and NYCEDC, will pay FY2022 Early Childhood Education providers a grant equal to up to 75% of the maximum value of their FY2022 DOE annual contract (for each contract ID), and will provide certain ancillary services related to this program. DOE will determine the amount payable to each contractor and provide tax and bank information with regard to the contractors. The amount payable will not exceed the difference between 75% of the

maximum amount payable under the FY2022 contract and the actual amount that was paid by DOE under the contract, which often was less than the maximum amount as a result of the number of children actually enrolled with the provider in FY2022. It is anticipated that the payments will be one-time payments and will help stabilize the provider organizations and lessen the chance of the providers discontinuing their operations, which would compromise the City's ability to provide early childhood education programs going forward.

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

Relevant Staff: Fred D' Ascoli, Chief Financial Officer
Spencer Hobson, Executive Vice President, Finance
Candace Chung, Senior Counsel, Legal