



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
August 8, 2023

A regular meeting of the Executive Committee (the "Committee") of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Tuesday, August 8, 2023, 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 (by Zoom)
Nathan Bliss (as alternate for Maria Torres-Springer)
Paula Roy Carethers (by Zoom)
Eric Clement
William Floyd (by Zoom)
Andrew Kimball
James McSpirtt
Elizabeth Velez
Betty Woo

DeWayne Louis, a Director of NYCEDC, and members of NYCEDC staff also were present in person or by Zoom.

The meeting was called to order at 9:50 a.m. Meredith Jones, an Executive Vice President, General Counsel and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the June 13, 2023 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the June 13, 2023 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, ratifications, 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. (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) NYC Brownfield Programs and Initiatives: Information Technology Services

A proposal for (i) a consultant contract, and possibly amendments thereto, with Whitney, Bailey, Cox & Magnani, P.C. (the "WBCM Contract") to provide for consulting services to provide information technology support for web-based applications related to environmental remediation program operations, (ii) any other agreements, amendments to agreements, or arrangements with any agencies of The City of New York (the "City") or entities thereof, including a memorandum of understanding with the New York City Mayor's Office of Environmental Remediation, related to their assisting in the administration of the WBCM Contract, and (iii) any agreements necessary to obtain funds ("Funding Source Agreements"), and amendments to Funding Source Agreements, for this project work, on substantially the terms set forth in Exhibit A hereto.

(b) 151 West 42nd Street (f/k/a 4 Times Square) Appraisal

A proposed second amendment to a consultant contract with KTR Real Estate Advisors LLC for appraisal services related to the ground lease (the "Lease") dated October 7, 1994 between the City and 4TS II LLC ("Tenant") for 151 West 42nd Street, Manhattan (the "Property"), to provide for additional real estate appraisal services related to determining the purchase price for the City's interest in the Property pursuant to a purchase option exercised by Tenant under the Lease, on substantially the terms set forth in Exhibit B hereto.

(c) Funding Agreements

(i) Proposed funding agreements with (1) Jewish Community Center of Staten Island, Incorporated, (2) Voices of Community Activists & Leaders (VOCAL-NY), Inc., (3) Riverdale Neighborhood House, Inc. and (4) New York Stem Cell Foundation, Inc., or affiliates, and (ii) any needed Funding Source Agreements for these projects, on substantially the terms set forth in Exhibit C hereto.

(d) Modifications to Previous Authorizations – Renovation of Carnegie Branches of the New York Public Library (Gilbane)

(i) With respect to NYCEDC's construction management ("CM") contract (a "CM Contract") with Gilbane Building Company (the "Gilbane CM Contract") under which Gilbane Building Company and its subcontractors are providing CM and related

services for the renovation of 5 Carnegie branches of the New York Public Library ("NYPL"), to provide additional funds for additional project work, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpiritt, Mr. Kraus stated that these 5 Carnegie branches did not represent NYCEDC's entire portfolio of work with NYPL. Elizabeth Arnaiz, an Executive Vice President of NYCEDC, then explained that, in addition to these 5 Carnegie branches, NYCEDC had taken on work with regard to one more branch. Ms. Arnaiz further noted that NYCEDC had been working on these NYPL projects for approximately 1 ½ years, that there was unforeseen structural damage, most notably to all 5 of the Carnegie branches, and that NYCEDC now had a handle on those cost overruns and did not anticipate any additional significant work going forward.

(e) Modifications to Previous Authorizations – Improvements, Development and Renovation of Red Hook Library (Armand)

(i) With respect to NYCEDC's CM Contract with Armand Corporation d/b/a Armand of New York (the "Armand CM Contract") under which Armand Corporation and its subcontractors are providing CM and related services to assist Brooklyn Public Library ("BPL") in undertaking the Red Hook Library project, the scope of work for which project includes capital improvements, development and renovations, to provide additional funds for project work, and also to provide for an extension of the term of the Armand CM Contract to such time as is necessary to complete projects (including the Red Hook Library project) that have already begun prior to the beginning of the extension period, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpiritt, Ms. Arnaiz stated that Red Hook Library was a branch of BPL and was not a Carnegie branch, and that the project was a renovation of an existing facility that was being raised with a new roof on top. In answer to a second question from Mr. McSpiritt, Len Greco, a Senior Vice President of NYCEDC, stated that Red Hook Library and one other BPL project were the only BPL branches in NYCEDC's portfolio. In answer to another question from Mr. McSpiritt, Ms. Arnaiz stated that NYCEDC's work with the libraries had been a positive partnership, but that currently NYCEDC did not have a commitment to do additional work with regard to the libraries.

(f) Modifications to Previous Authorizations – Dredging and Related Services for Manhattan Cruise Terminal (Hunter Roberts)

(i) One or more proposed amendments to NYCEDC's 2017 facilities management/construction management ("FM/CM") contract with Hunter Roberts Construction Group, L.L.C. ("Hunter Roberts") (the "2017 Hunter Roberts FM/CM Contract") to provide for maintenance, dredging and related CM services and other related services for Fiscal Year ("FY") 2024 Fall and Spring dredging events for the Manhattan Cruise Terminal performed through one or more amendments to the 2017

Hunter Roberts FM/CM Contract, and to provide funds for both FY 2024 dredging events, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit D hereto.

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

(i) With respect to the contract with Andrea Steele Architecture, P.C. (the "ASA Contract") for design and related consulting services for the interior fit-out for cultural tenant space (and related common areas) in a condominium unit owned by the City at 300 Ashland Place (in the Downtown Brooklyn Cultural District – South Site project) which shall be occupied in the future by cultural tenants, to provide for additional funds for the ASA Contract for the project primarily due to an extended time for the construction of the project to be completed, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit D hereto.

(h) Modifications to Previous Authorizations – the Graffiti Free NYC and CleaNYC Programs

(i) To provide additional funds for the CleaNYC and Graffiti Free NYC Programs for FY 2024 on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpirtt, the Committee was informed that so far NYCEDC was pleased with Klen Space Inc.'s work, that work under the Graffiti Free NYC program was primarily performed by The Doe Fund, Inc., and that work under the CleaNYC program was divided between The Doe Fund, Inc. and Klen Space Inc.

(i) Modifications to Previous Authorizations – Design and Related Consulting Services for Buildings A and C at MiNY Campus

(i) With respect to a contract with nArchitects, PLLC (the "nArchitects Contract") for design and related consulting services related to the rehabilitation and renovation of Buildings A and C at the Made in New York ("MiNY") campus (the "MiNY Campus") at Bush Terminal, to provide that the source of funds for previously authorized City Capital Budget funding for the nArchitects Contract may be NYCEDC programmatic budget funds and/or City Capital Budget funds, and that the MiNY Campus may be for many types of industrial space instead of only for garment manufacturing as previously contemplated, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpirtt, Andrew Abend, a Project Director of NYCEDC, explained that the intention was to design the buildings using City Capital Budget funds, but that there was other work for the project that portfolio management wanted to do, such as marketing renderings, and that such other work would be done using NYCEDC programmatic budget funds.

(j) Modifications to Previous Authorizations – Design, Engineering and Related Consulting Services at MiNY Campus

(i) With respect to a contract with Dewberry Engineers Inc. (the “Dewberry Contract”) for design, engineering and related consulting services related to the improvement of the overall MiNY Campus, including, among other matters, streetscape improvements, new plaza space and utility upgrades, and related work, to provide that the source of funds for previously authorized City Capital Budget funding for the Dewberry Contract may be NYCEDC programmatic budget funds and/or City Capital Budget funds, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

(k) Modifications to Previous Authorizations – Upgrade and Rehabilitation of Industrial Space at MiNY Campus (Gilbane)

(i) With respect to work through the Gilbane CM Contract to provide for CM and related services for the upgrade and rehabilitation of industrial space at the MiNY Campus at Bush Terminal, to provide additional funds for additional project work, to provide that the source of funds for authorized City Capital Budget funding for project work under the Gilbane CM Contract may be NYCEDC programmatic budget funds and/or City Capital Budget funds, and to provide that work under the Gilbane CM Contract may relate to the entire MiNY Campus site as well as to buildings thereon, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

(l) Communication Services at MiNY Campus at Bush Terminal

(i) A proposed agreement with Spectrum Northeast, LLC (“Spectrum”) for Spectrum to provide services to improve communication services at the MiNY Campus at Bush Terminal for which Spectrum will be reimbursed by NYCEDC, on substantially the terms set forth in Exhibit E hereto.

(m) Hunts Point Produce Market Redevelopment-Reimbursement Agreement

A proposed reimbursement agreement with the leading respondent (the “Developer”) to the request for expressions of interest released by NYCEDC in August 2019 for the redevelopment of the Hunts Point Produce Market facility (the “Produce Market Redevelopment Project”), to provide for the possible reimbursement for certain costs to be incurred by the Developer for certain due diligence costs related to the Produce Market Redevelopment Project, on substantially the terms set forth in Exhibit F hereto.

(n) Citywide Rehabilitation/Improvements – 1680 Lexington Avenue

(i) One or more proposed amendments to the 2017 Hunter Roberts FM/CM Contract, to provide for the retention of an architect and filing representative needed to

close out old New York City Department of Buildings applications to secure a final Certificate of Occupancy for 1680 Lexington Avenue, Manhattan, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit G hereto.

(o) Rise Up NYC Summer Concert Series 2023

A proposal for ratification of a consultant contract with Globe Star Media Entertainment, Inc., and any needed amendments thereto, for the provision of event production services for NYC's Rise Up Summer Concert Series 2023 (anticipated to be July 19 – August 20, 2023), a celebration of music, performance, and culture, consisting of 8 individual event days in all of New York City's boroughs, to join together all New Yorkers in support of peace, prosperity, and a call to unify, on substantially the terms set forth in Exhibit H hereto.

Approval of Section 2 Contracts and Matters

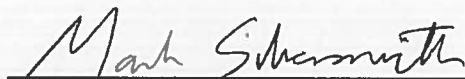
A motion was made to authorize and ratify the matters set forth for authorization and ratification in the Proposed Resolution sections of Exhibits A – H hereto. Such motion was seconded and unanimously approved.

3. Approvals

With respect to the items set forth in Sections 2(a) – (o) above, it was understood that authorization, ratification 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.

4. 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 10:07 a.m.



Assistant Secretary

Dated: September 28, 2023
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

**NYC BROWNFIELD PROGRAMS AND INITIATIVES:
INFORMATION TECHNOLOGY SERVICES
Executive Committee Meeting
August 8, 2023**

Project Description:	Provision of consulting services to provide information technology support for web-based applications related to environmental remediation program operations
Borough:	Citywide
Types of Contracts:	Consultant contract, any needed Funding Source Agreements and other agreements and arrangements related to assistance in the administration of the consultant contract
Amount to be Approved:	Up to \$4,000,000 for the consultant contract
Type of Funds:	City Tax Levy funds
Procurement Method:	Publicly advertised RFP

Agreements to be Approved:

- A consultant contract, and possibly amendments thereto, with Whitney, Bailey, Cox & Magnani, P.C. (the “Consultant”) to provide the Project services (the “Consultant Contract”)
- Any other agreements, amendments to agreements, or arrangements with any City agencies or entities thereof, including a MOU (the “OER MOU”) with the New York City Mayor’s Office of Environmental Remediation (“OER”), related to their assisting in the administration of the Consultant Contract (the “Administration Agreements”)
- Any needed Funding Source Agreements and amendments to Funding Source Agreements

Scope of Work: On April 22, 2015, OneNYC2030 (“OneNYC”), was introduced as a sustainability plan for New York City. OneNYC estimated that there are as many as 4,000 potential Brownfield properties in the City, the redevelopment of which is blocked by actual or perceived environmental contamination. Left unattended, these Brownfield properties may pose a threat to public health and the environment. They also represent lost opportunities for urban revitalization and economic development including new housing, job opportunities, and open space to serve a growing population.

OER is leading the City’s effort to create programs and initiatives that will spur the remediation and redevelopment of New York City Brownfields, including the cleanup of contaminated land in the City and returning it to productive use. The City asked NYCEDC to assist OER with these programs and initiatives.

As a result, NYCEDC, in consultation with OER, issued a public RFP to procure a consultant for information technology services in support of OER web-based applications related to environmental remediation program operations. The main OER applications are the Environmental Project Information Center (“EPIC”) and the Searchable Property Environmental E-Database (“SPEED”). EPIC is a project management portal that streamlines, digitizes, and consolidates OER project submittals, project management, communication, performance-tracking, and document repository. SPEED is a mapping tool that provides public access to environmental remediation and other information for certain properties in New York City.

Project services include, but are not limited to, ad-hoc designing, building, deploying, documenting, and testing for new functionalities to support OER’s business process efficiencies; designing, building, deploying, documenting, and testing defect corrections to existing and new application functionality; providing technical support to resolve reported issues, including investigating, diagnosing, and solving problems with the system; patching of applications when the City’s Office of Technology and Information updates systems/servers; assisting in obtaining all necessary software licenses for proper systems operations; integrating OER’s applications with other internal and external applications; ensuring compliance with security accreditation and other City information technology requirements; providing source code and other documentation and data to ensure long-term maintenance and reuse of information; and providing non-technical support to facilitate maintenance and enhancement services.

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

Relevant Staff: Samuel Cohen, Assistant Vice President & Chief of Staff, Planning
Rasheed Lucas, Assistant Vice President, Land Use
Tiffany Lacker, Senior Counsel, Legal

Project Code: 10153

EXHIBIT B

**151 WEST 42ND STREET (f/k/a 4 TIMES SQUARE) APPRAISAL
Executive Committee Meeting
August 8, 2023**

Project Description: Contract for real estate appraisal services related to determining the purchase price for the City’s interest in 151 West 42nd Street, Manhattan (the “Property”) related to a purchase option exercised by tenant under the ground lease (the “Lease”) dated October 7, 1994 between The City of New York (“Landlord”) and 4TS II LLC (“Tenant”) for the Property

Borough: Manhattan

Type of Contract: An amendment to a contract for appraisal services

Amount to be Approved: Up to \$150,001, bringing the total amount authorized for the appraisal contract to up to \$250,000

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: RFP

Agreement to be Approved: A second amendment (the “Amendment”) to a consultant contract with KTR Real Estate Advisors LLC (the “Appraiser”) for appraisal services related to the Lease (to add up to \$150,001; the contract was originally for an amount up to \$60,000 and was previously amended).

Scope of Work: The Appraiser has been engaged to work on NYCEDC’s behalf to determine the purchase price related to a purchase option under the Lease, pursuant to a formulation set forth in the Lease, for the City’s interest in the Property. The appraisal contract, as amended, contemplates an appraisal update as well as ancillary appraisal consultant services.

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

Relevant Staff: Young Ji, Vice President, Asset Management
Shana Attas, Senior Counsel, Legal

Project Code: 9971

EXHIBIT C

FUNDING AGREEMENTS
Executive Committee Meeting
August 8, 2023

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.

Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Addresses, Borough	Source or Type of New NYCEDC Funds	Amount Under New Agreement/ Amendment	Application of Funds
(1) Jewish Community Center of Staten Island, Incorporated, a not-for-profit corporation – Funding Agreement	1466 Manor Road, Staten Island	City Capital Budget funds made available by the City Council	Up to \$900,000	To fund a portion of the cost for a roof replacement of a community center building, including removal of the existing roofing system and installation of a new roofing system
(2) Voices of Community Activists & Leaders (VOCAL-NY), Inc. (“VOCAL-NY”), a not-for-profit corporation – Funding Agreement	300 Douglass Street, Brooklyn	City Capital Budget funds made available by the City Council	Up to \$2,990,000	To fund a portion of the cost for the acquisition of real property that will be used to operate a facility for services to minimize the social and health harms associated with HIV/AIDS, drug use, mass incarceration and homelessness and provide office space for VOCAL-NY

(3) Riverdale Neighborhood House, Inc. (“RNH”), a not-for-profit corporation – Funding Agreement	5521 Mosholu Avenue, Bronx	City Capital Budget funds made available by the City Council and Bronx Borough President	Up to \$677,000	To fund a portion of the cost for fixing the drainage system and the building infrastructure of RNH’s facility to ensure the wellbeing of those who use the facility
(4) New York Stem Cell Foundation, Inc., a not-for profit corporation – Funding Agreement	619 W 54 th Street, 2 nd Floor, Manhattan	City Capital Budget Funds	Up to \$6,500,000	To fund a portion of the cost for the outfitting of an expansion of a translational stem cell research facility

NYCEDC Project Codes: (1) 10299; (2) 9139; (3) 10291; (4) 9684

Relevant Staff: (1) Josh Altshuler, Assistant Vice President; (2) Gregory Sullivan, Assistant Vice President; (3) Chrysoula Kapelonis, Project Manager; (4); Salman Khalid, Assistant Vice President

Description of Contractors

- (1) **Jewish Community Center of Staten Island, Incorporated.** offers recreational and educational services that help improve the quality of life for the people of Staten Island and beyond.
- (2) **Voices of Community Activists & Leaders (VOCAL-NY), Inc.** is a statewide grassroots membership organization that builds power among low-income people directly impacted by HIV/AIDS, the drug war, mass incarceration, and homelessness
- (3) **Riverdale Neighborhood House, Inc.** provides human services programs and a broad spectrum of educational resources and support to respond to the evolving needs of its community in the Bronx. It is the only non-sectarian, multi-service agency in its community.
- (4) **New York Stem Cell Foundation, Inc.** is a research institute that accelerates cures for major diseases through stem cell research. It has supported advanced stem cell research through collaborations with major medical research institutions and through research it conducts directly in its own laboratory.

EXHIBIT D

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
August 8, 2023

Proposed Resolution: To modify previous authorizations of the Executive Committee substantially as described herein and to authorize the President and any empowered officer to enter into any necessary agreements related thereto.

The proposed modifications are being undertaken on a sole source basis to the extent any procurement is being undertaken.

Contractor	Project Site Address(es), Borough	Amount and Type of Funds	Project Work	Proposed Modification	Last Exec. Comm. Approval and Project Code
(1) Gilbane	75 Bennett St, Staten Island; 910 Morris Ave, Bronx; 877 Southern Blvd, Bronx; 224 E 125 th St, Manhattan; 535 W 179 th St, Manhattan	Up to \$147,258,618 was previously authorized for work related to the New York Public Library Carnegie branches under NYCEDC's CM contract with Gilbane.	The renovation of 5 Carnegie branches (Port Richmond Library, Melrose Library, Hunts Point Library, 125 th Street Library, Fort Washington Library) of the New York Public Library are being managed by NYCEDC on behalf of New York Public Library. The scope of work includes primarily new elevators, new restrooms, new accessible entrances, complete interior renovations, façade restorations, roof repairs and replacements, and development of surrounding site elements. Gilbane is providing CM services and procuring subcontractors for the Project work 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 contract with the City. Subcontractors retained by Gilbane may, in turn, subcontract certain work.	To provide up to an additional \$30,000,000 of City Capital Budget funds and private funds provided by New York Public Library for work related to the 5 branches, bringing the total authorized amount for work related to the 5 branches under the Gilbane contract to up to \$177,258,618 (which total may be distributed as needed for work related to the 5 branches).	Approval Date: 12/14/2021 Project Codes: 7374, 7408, 7409, 7410, 7411

(2) Armand	7 Wolcott Street, Brooklyn	Up to \$15,000,000 was previously authorized for work related to the Red Hook Library Project through the CM Contract with Armand.	<p>The Red Hook Library project is being undertaken to assist Brooklyn Public Library. The scope of work includes capital improvements and includes development of exterior envelope and fenestration, interior renovation, development of surrounding landscape and site elements, and raising the building to comply with FEMA flood proofing requirements.</p> <p>Armand is providing CM Services and procuring subcontractors for the Project work 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 contract with the City. Subcontractors retained by Armand may, in turn, subcontract certain work.</p>	<p>To provide up to an additional \$5,000,000 of City Capital Budget funds provided by the Brooklyn Public Library and DCAS, bringing the total authorization for work under the Armand contract for the project to up to \$20,000,000.</p> <p>In addition, the term of the Armand contract is being extended to such time as is necessary to complete projects (including the Red Hook Library Project) that have already begun prior to the beginning of the extension period.</p>	<p>Approval Date: 8/13/2019</p> <p>Project Code: 5416</p>
(3) 2017 Hunter Roberts FM/CM Contract	Manhattan Cruise Terminal	Funds have been provided for Project Work by various contractors in prior years but this authorization will provide funds for the first time for Project Work for FY2024.	Maintenance dredging and related construction management services and other related services for the Manhattan Cruise Terminal	Up to \$11,187,500 of NYCEDC programmatic budget funds will be provided for the Project for dredging related work for both FY2024 Fall and Spring dredging events for the Manhattan Cruise Terminal to be performed under one or more amendments to the 2017 Hunter Roberts FM/CM Contract	<p>Approval Date: 6/21/2022</p> <p>Project Code: 10301</p>

<p>(4) Andrea Steele Architecture, P.C. ("ASA") (formerly known as Enrique Norten Architecture, P.C.)</p>	<p>Downtown Brooklyn Cultural District – South Site, 300 Ashland Place, Brooklyn</p>	<p>Up to \$4,200,000 of City Capital Budget funds and funds provided by the Brooklyn Public Library.</p>	<p>Design and related consulting services for the interior fit-out for cultural tenant space (and related common areas) in a condominium unit owned by the City at 300 Ashland Place which will be occupied in the future by cultural tenants.</p>	<p>To provide for up to an additional \$400,000 of City Capital Budget funds for the ASA contract for the project primarily due to an extended time for the construction of the project to be completed, bringing the total authorized amount of the ASA contract to up to \$4,600,000</p>	<p>Approval Date: 8/9/2022</p> <p>Project Code: 5733</p>
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<p>(5) The Doe Fund, Inc. ("Doe Fund") and Klen Space Inc. ("Klen Space")</p>	<p>Citywide</p>	<p>Up to \$28,500,000 in the aggregate of City Tax Levy and NYCEDC programmatic budget funds for the Doe Fund and Klen Space contracts for the City Cleanup Corps program and Property Maintenance Program and for other related activities and expenditures .</p>	<p>Labor and supervision services under the CleanNYC program (including services under the Graffiti Free NYC program), primarily related to cleaning, including, but not limited to, street and sidewalk cleaning, cleaning of vacant lots and dumping by the roadside, trash and debris collection, and supplementary sanitation and cleaning services, and graffiti removal, at various locations throughout the City owned and/or managed by NYCEDC or with regard to which NYCEDC is asked to perform these services by the City. Under their contracts, Doe Fund and Klen Space may also obtain supplies, equipment and machinery and provide other services for the program. As part of Project services, Doe Fund and Klen Space may also be required to provide support services ("Support Services"), such as job training and workplace development for their staff, which include disadvantaged populations and may include ex-substance abusers, unhoused individuals, formerly incarcerated, and lower-income individuals, to assist their development and ability to lead independent and productive lives.</p> <p>Under Klen Space's contract Klen Space also provides Area Maintenance Program</p>	<p>To provide an additional \$5,800,000 of City Tax Levy funds for the Doe Fund and Klen Space contracts for the CleanNYC program (including the Graffiti Free NYC program) in FY 2024, bringing the total aggregate amount authorized for their contracts for those programs and for the Area Maintenance Program to up to \$34,300,000. NYCEDC may also use a portion of such \$5,800,000 to enter into other contracts and make expenditures for supplies, parts, equipment, machinery, waste containers, transportation and possibly other services as needed for the Graffiti Free NYC and CleanNYC programs, which in almost all cases are anticipated to be procured through a small purchase procurement method. Existing approved retainer contracts and amendments thereto may also be used for such matters, using a portion of such \$5,800,000. Funds may also be spent on Support Services.</p>	<p>Approval Date: 3/14/2023</p> <p>Project Code: 2357</p>
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			services and a portion of the funds previously authorized for its contract is for such services in Fiscal Year 2023 and to the extent available for a portion of Fiscal Year 2024.	Funds will be apportioned between Doe Fund and Klen Space contracts contingent on programmatic needs. It is estimated that approximately \$3,500,000 will be allocated to Doe Fund and approximately \$1,500,000 will be allocated to Klen Space.	
(6) nArchitects PLLC ("nArchitects")	Made in New York (MiNY) Campus at Bush Terminal, Sunset Park, Brooklyn	Up to \$8,963,188 of City Capital Budget funds	Design and related consulting services related to the rehabilitation and renovation of Buildings A and C at the MiNY Campus at Bush Terminal	To provide that the source of funds for previously authorized City Capital Budget funding for the nArchitects contract may be NYCEDC programmatic budget funds and/or City Capital Budget funds. In addition, the MiNY campus may be for many types of industrial space instead of just for garment manufacturing as previously contemplated.	Approval Date: 4/27/22 Project Code: 7199
(7) Dewberry Engineers Inc. ("Dewberry")	MiNY Campus at Bush Terminal, Sunset Park, Brooklyn	Up to \$6,064,525 of City Capital Budget funds	Design, engineering and related consulting services related to the improvement of the overall MiNY Campus, including, among other matters, streetscape improvements, new plaza space and utility upgrades, and related work	To provide that the source of funds for previously authorized City Capital Budget funding for the Dewberry contract may be NYCEDC programmatic budget funds and/or City Capital Budget funds.	Approval Date: 4/27/22 Project Code: 7198

(8) Gilbane	MiNY Campus at Bush Terminal, Brooklyn	Up to \$208,327,000 of City Capital Budget funds was previously authorized for work related to the MiNY Campus at Bush Terminal under NYCEDC's CM Contract with Gilbane.	<p>To upgrade and rehabilitate industrial space at the MiNY Campus at Bush Terminal.</p> <p>Gilbane is providing CM services and procuring subcontractors for the Project work 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 contract with the City. Subcontractors retained by Gilbane may, in turn, subcontract certain work.</p>	<p>Up to an additional \$18,500,000 of City Capital Budget funds and/or NYCEDC programmatic budget funds will be provided for work related to this project under NYCEDC's CM contract with Gilbane, bringing the total authorized amount for work under such contract for this project to up to \$226,827,000. Work under the Gilbane contract may relate to the entire Campus site as well as to buildings thereon.</p> <p>Additionally, the source of funds for previously authorized City Capital Budget funding for the Gilbane contract for this project may be NYCEDC programmatic budget funds and/or City Capital Budget funds.</p>	<p>Approval Date: 12/14/2021</p> <p>Project Codes: 7198, 7199</p>
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- Relevant Staff:**
- (1) Meredith Simon-Pearson, Project Director, Capital Program
 - Kim Robledo, Senior Project Manager, Capital Program
 - 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

 - (2) 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

(3) Dave Aneiro, Senior Vice President, Asset Management
Greg Dixon, Vice President, Asset Management
Surge Zherebchuk, Assistant Vice President, Asset Management
Mary Adams, Counsel, Legal

(4) Kim Robledo, Senior Project Manager, Capital Program
Jennifer Steacy, Vice President, Capital Program
Jennifer Cass, Senior Vice President, Capital Program
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(5) David Hughes, Vice President, Asset Management
Tarek Darwish, Intern, Asset Management
Michael Barone, Senior Counsel, Legal

(6), (7) Andrew Abend, Project Director, Capital Program
Seema Malik, Assistant Vice President, Capital Program
Kenya Smith, Vice President, Capital Program
Kathryn Prybylski, Senior Vice President, Capital Program
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(8) Andrew Abend, Project Director, Capital Program
Seema Malik, Assistant Vice President, Capital Program
Kenya Smith, Vice President, Capital Program
Waverly Neer, Vice President, Asset Management
Kathryn Prybylski, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

EXHIBIT E



**COMMUNICATION SERVICES AT MiNY CAMPUS AT BUSH TERMINAL
Executive Committee Meeting
August 8, 2023**

Project Description:	To improve communication services at the Made in New York (“MiNY”) Campus at Bush Terminal
Borough:	Brooklyn
Type of Contract:	Agreement with Spectrum Northeast, LLC (“Spectrum”) for Project services
Amount to be Approved:	Up to \$200,000
Type of Funds:	City Capital Budget funds
Procurement Method:	Sole source
Last Exec. Comm. Approval:	December 14, 2021

Agreement to be Approved: An agreement with Spectrum (the “Spectrum Agreement”) for Spectrum to provide services to improve communication services at the MiNY Campus at Bush Terminal for which it will be reimbursed by NYCEDC

Scope of Work: Spectrum currently provides telecommunication services to the Bush Terminal/MiNY Campus. The ongoing sitework associated with the MiNY project contemplates upgrading Spectrum’s existing communication services to meet future tenanting needs. To upgrade the existing service, NYCEDC must install new telecommunications conduit and associated equipment and relocate Spectrum facilities.

To retain ownership of the new conduit system and associated equipment, NYCEDC has agreed to pay for the costs to construct and maintain the new conduit system and obtain the associated equipment and relocate Spectrum facilities. Spectrum will be responsible for the construction, installation, and relocation of its facilities and NYCEDC has agreed to reimburse Spectrum for the actual costs incurred.

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

Relevant Staff: Andrew Abend Project Director, Capital Program
Kathryn Prybylski, Senior Vice President, Capital Program
Kenya Smith, Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Project Code: 7198, 7199

EXHIBIT F

**HUNTS POINT PRODUCE MARKET REDEVELOPMENT- REIMBURSEMENT
AGREEMENT
Executive Committee Meeting
August 8, 2023**

Project Description: In August 2019, NYCEDC released a RFEI for the redevelopment of the Hunts Point Produce Market facility (the “Produce Market Redevelopment Project”). Due diligence of the leading respondent (the “Developer”) was paused during the Covid pandemic. After NYCEDC secured the necessary public funding for the redevelopment project in early 2023, NYCEDC resumed negotiations and project planning processes with the Developer. At present, the Developer needs to conduct a number of environmental investigations and tests to inform and finalize facility design and facilitate meaningful lease negotiation and ultimate execution. The Developer has requested that NYCEDC reimburse it up to \$250,000 for certain due diligence costs to be incurred by it as outlined in a proposed revocable license agreement in connection with the Produce Market Redevelopment Project if a lease for the Produce Market Redevelopment Project (the “Project Lease”) between the City and the Developer is not executed by December 31, 2024 (the “Execution Date”). If the Project Lease is executed by that deadline, no reimbursement will be due and the reimbursement agreement will become void. The costs eligible for reimbursement (“Reimbursable Developer Costs”) are outlined in the Scope of Work section below.

In the event that, for any or no reason, the City and the Developer do not execute the Project Lease by the Execution Date, the Developer will submit a written request for payment and NYCEDC shall pay to the Developer the lesser of (a) \$250,000 and (b) the amount of Reimbursable Developer Costs actually incurred by the Developer in connection with the Produce Market Redevelopment Project.

Borough: Bronx

Type of Contract: Reimbursement agreement

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

Type of Funds: NYCEDC programmatic budget funds

Procurement Methods: Sole source to the probable developer competitively selected for the Project Lease

Agreement to be Approved: A Reimbursement Agreement with the Developer for due diligence investigations related to the Produce Market Redevelopment Project

Scope of Work:

The Reimbursable Developer Costs shall be for work substantially as follows:

Environmental Investigation Scope of Work

1. Perform a geophysical survey to identify and locate potential underground storage tanks, hydraulic lifts and/or other subsurface features at a vehicle maintenance building.
2. Collection and analysis of soil, soil vapor, and groundwater samples from underground storage tank locations identified by the geophysical survey detailed above.
3. Collection and analysis of soil, soil vapor, and groundwater samples associated with historic sites that were not completely vetted in the previous Phase II Environmental Site Assessments as well as obtaining updated data to satisfy any City CEQR requirements that may apply.
4. Evaluation of soil vapor conditions at the subject property boundary in the vicinity of potential offsite vapor encroachment sources

Geotech Scope of Work (number of borings to be finalized with the Developer, the Hunts Point Produce Market facility cooperative, and NYCEDC)

5. Performance of X borings to rock, with coring, and X borings performed to a depth of X feet in accordance with New York City Building Code requirements.
6. Collection of soil samples at 5 foot intervals in test borings
7. Additional collection of split-spoon samples to identify bottom of fill and assist in identifying stratum changes
8. Obtain tube samples at any soft soils for the purpose of performing laboratory strength and consolidation (settlement) testing
9. Upon encountering bedrock, a minimum of 10 feet of rock coring will be performed in X borings and 5 feet at the other borings
10. Install X 20 foot deep observation wells for the purpose of measuring the groundwater depth
11. Temp pits will be performed at various locations to a maximum depth of approximately X feet, groundwater, or the bottom of adjacent foundations, whichever occurs first. Upon completion, test pits will be backfilled. No asphalt or concrete patching of the surface will be performed.

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

Relevant Staff: Sabrina Lippman, Senior Vice President, Asset Management
Jinquan Liang, Vice President, Asset Management
Alyana Roxas, Senior Associate, Asset Management
Randi Cohen, Senior Counsel, Legal.

Project Code: 10565

EXHIBIT G

CITYWIDE REHABILITATION/IMPROVEMENTS
Executive Committee Meeting
August 8, 2023

Proposed Resolution: To authorize the President and any empowered officer to enter into the 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. The contractor is acting as a CM and procuring subcontractors for the Project work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. Subcontractors retained by the contractor may, in turn, subcontract certain work.

Contractor	Project Site	Borough	Project Work	Estimated Maximum Cost and Type of Funds	Project Code
2017 Hunter Roberts FM/CM Contract	1680 Lexington Avenue	Manhattan	One or more amendments to the 2017 FM/CM contract with Hunter Roberts to provide for the retention of an architect and filing representative needed to close out old City Department of Buildings applications to secure a final Certificate of Occupancy for 1680 Lexington Avenue	Up to \$500,000 in NYCEDC programmatic budget funds for the project	10218

Relevant Staff: Jacques St. Cloud, Assistant Vice President, Asset Management
 Jose Figuereo, Vice President, Asset Management
 David Aneiro, Senior Vice President, Asset Management
 Michael Barone, Senior Counsel, Legal

EXHIBIT H

RISE UP NYC SUMMER CONCERT SERIES 2023
Executive Committee Meeting
August 8, 2023

Project Description:	<p>Provision of event production services for NYC’s Rise Up Summer Concert Series 2023 (anticipated to be July 19 – August 20, 2023), a celebration of music, performance, and culture, consisting of 8 individual event days in all of New York City’s boroughs, to join together all New Yorkers in support of peace, prosperity, and a call to unify (the “Project”).</p> <p>Anticipated locations include:</p> <ul style="list-style-type: none">• Wingate Park – Brooklyn• Midland Beach – Staten Island• Orchard Beach – Bronx• Roy Wilkins Park – Queens• Harlem – Manhattan
Borough:	Citywide
Type of Contract:	Consultant contract and possibly amendment(s) thereto
Amount to be Ratified and Approved:	Up to \$3,500,000, of which \$3,360,000 is included in the contract entered into and the balance is for any needed amendments thereto
Type of Funds:	NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds
Procurement Method:	Sole source. Globe Star Media Entertainment, Inc. (“Globe Star”) is an event planning services company with prior experience in planning events of this scale in accordance with guidelines that the City has regarding parks and historical landmarks, and the coordination involved in working with multiple government agencies in locations throughout the City (e.g., NYC Homecoming Event 2021 and NYC Summer Concert Series 2022). Globe Star’s previous experience working on events of this magnitude and complexity, along with its understanding of the City’s branding and event guideline structure, permitting process, and compliance requirements, makes the

company highly qualified to provide the Project services for a citywide, multi-dimensional event. Given the short timeframe and the vendor's experience, Globe Star is highly qualified to hit the ground running and execute an event of this magnitude with the best possible outcome.

Agreements to be Ratified and Approved: A consultant contract (the "Globe Star Contract") with Globe Star that has been entered into to provide Project services, and any needed amendments thereto

Scope of Work: Project services include acquiring talent, content and design creation, securing permits, video projection, staging, rigging, event promotion, and other related services

Proposed Resolution: To ratify and authorize NYCEDC entering into the Globe Star Contract and any needed amendments thereto, substantially as described herein

Relevant Staff: Marjan Mehrkhast, Vice President, Contracts
Jennifer Montalvo, Chief of Staff, Presidents Office
Gabrielle Lepore, Assistant Vice President, Marketing
Meah Clay, Senior Counsel, Legal

Project Code: 10176