



MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF DIRECTORS  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
November 14, 2023

A regular meeting of the Board of Directors (the "Board") of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Tuesday, November 14, 2023, in Conference Center A/B, on the 14<sup>th</sup> Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following Directors of NYCEDC were present:

Margaret Anadu  
Nathan Bliss (as alternate for Maria Torres-Springer)  
Eric Clement  
Costa Constantinides (by Zoom)  
Hector Cordero-Guzman (by Zoom)  
Mitchell Draizin  
Paul Fernandes (by Zoom)  
William Floyd (by Zoom)  
Adam Friedman (by Zoom)  
Matthew Hiltzik (by Zoom)  
Andrew Kimball  
DeWayne Louis  
James McSpiritt  
Ngozi Okaro (by Zoom)  
Patrick J. O'Sullivan, Jr.  
Janet Pequero (by Zoom)  
Mark Russo (by Zoom)  
Charles Tebele (by Zoom)  
Jeff Thamkittikasem (by Zoom)  
Elizabeth Velez  
Betty Woo  
Kathryn Wylde

Members of NYCEDC staff and a member of the public also were present.

The meeting was chaired by Margaret Anadu, Chairperson of NYCEDC, and called to order at 8:44 a.m. Meredith Jones, Executive Vice President, General Counsel and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms contained in the Exhibits attached hereto.)

1. Approval of the Minutes of the September 28, 2023 Regular Meeting of the Board of Directors

There being no questions or comments with respect to the minutes of the September 28, 2023 regular meeting of the Board of Directors, as submitted, a motion was made to approve such minutes, as submitted. Such motion was seconded and unanimously approved.

2. Ratification of Submission of the Annual Report of the Directors to the Members

A motion was made to ratify the submission to the Members of NYCEDC at the annual meeting of the Members on November 14, 2023 of the Annual Report of the Board of Directors of New York City Economic Development Corporation for the 12-Month Fiscal Period Ended June 30, 2023. Such motion was seconded and unanimously approved.

3. Report of NYCEDC's President

At this time, Mr. Kimball noted that he had provided a letter report as NYCEDC's President to the Directors in advance of the meeting, and he encouraged the Directors to view the report and the information and links contained therein. He then stated that perhaps the most significant highlight since the previous meeting of the Board was that The City of New York (the "City") had surpassed its all-time high for jobs, and that the City had recovered all the private jobs lost during the COVID-19 pandemic. Lastly, Mr. Kimball stated that a request for proposals ("RFP") had been released for an operator for the Downtown Manhattan Heliport (the "Heliport"), and that the winning respondent would be required to outfit the Heliport for two new and important matters regarding innovation, the economy and sustainability: (1) to accommodate and facilitate a new barge service at the Heliport that would bring last-mile packages, which would then get delivered into Lower Manhattan on electric cargo bikes; and (2) to outfit the Heliport to meet the impending demand for new, quiet electric helicopters.

In answer to a question from Ms. Wylde, Mr. Kimball explained that NYCEDC had worked very hard to change the narrative around the Heliport and helicopters in the City, and that several members of the Stop The Chop organization, including its executive director, attended a recent event at the Heliport and were cautiously optimistic that there may be quieter skies in the future. He then discussed that currently many tourist helicopters that operated over the City were based in New Jersey, noting that NYCEDC was optimistic that it would be able to help move the entire industry faster towards the use of electric helicopters by deploying them in New York City at the two heliports that NYCEDC managed. It was anticipated that the helicopter industry was moving in the direction of using electric helicopters.

4. CZ Biohub NY

Monica Malowney, a Vice President of NYCEDC, presented a proposed grant agreement with CZ Biohub New York, LLC pursuant to which NYCEDC will provide \$10,000,000 over 10 years to support the operations and activities of the CZ Biohub NY (the "Biohub"), a new biomedical research facility being established by CZ Biohub New York, LLC in Manhattan which will be affiliated with The Rockefeller University, Columbia University, and Yale University and supported by an additional \$10,000,000 from a State of New York (the "State") related entity and by the Chan Zuckerberg Initiative ("CZI"), which is expected to provide up to \$250,000,000 to CZ Biohub New York, LLC for the Biohub, all on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Ms. Velez, Ms. Malowney stated that the Biohub would have a physical location, but that such location was not finalized. She added that the Biohub would be located in Manhattan in a space that could accommodate wet labs. Mr. Kimball then pointed out that Ms. Wylde and her colleague, Maria Gotsch, were on NYCEDC's life sciences advisory board and that they had been a big part of laying the groundwork for bringing this industry and investment to New York City. Ms. Wylde added that it was important to note that this was a partnership with the State to build this cluster, and that it was a great model for City-State collaboration for building such new industry clusters.

In answer to a question from Ms. Anadu, Ms. Malowney explained that the amount of funding from each of the State and the City was decided on to make the Biohub competitive to receive funds from CZI. In answer to a question from Mr. Friedman, Ms. Malowney stated that decisions regarding what would be open source versus patent filing would be made by CZI and the biohubs, but that it was likely that platform technologies and tools that other researchers could use would be open source.

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

5. Presentation on Diverse Entrepreneurship: Venture Access NYC

At this time, Fernando Montejo, an Assistant Vice President of NYCEDC, gave a presentation on *Diverse Entrepreneurship: Venture Access NYC*. Mr. Montejo first discussed NYCEDC's 2022 launch of Venture Access NYC, a series of programs to create an inclusive New York City tech ecosystem for founders and funders, and he noted that currently the focus was on its Founder Fellowship and Venture Access Alliance programs. Mr. Montejo summarized those programs.

In answer to a question from Mr. Draizin, Mr. Montejo stated that in terms of diversity the Founder Fellowship Program was not limited to certified Minority and Women-owned Business Enterprise ("MWBE") firms, and that NYCEDC was taking a broader look at diversity for this program, including gender diversity, ethnic and racial

diversity, lesbian, gay, bisexual and transgender ("LGBT") diversity, and geographic diversity across the City's 5 boroughs. In answer to a second question from Mr. Draizin, Mr. Montejo stated that the Venture Access Alliance currently included a couple of members focused on LGBT founders, including LGBT+ VC, a non-profit organization that was driving more capital in support for LGBT fund managers. In answer to a third question from Mr. Draizin, Mr. Montejo stated that NYCEDC did not yet have a relationship with the National Gay & Lesbian Chamber of Commerce, but that it would like to connect with them. In answer to a question from Ms. Velez, Mr. Montejo stated that the startups involved in the program were not required to be MWBE-certified firms. Discussion then ensued among Ms. Velez and Ms. Anadu regarding MWBE certification with the City. Ms. Anadu made the point that she felt that the City's criteria was not able to be met by many of these startups. At this time, Daria Siegel, a Vice President of NYCEDC, noted that NYCEDC hosted a roundtable session for Founder Fellowship participants with the New York City Department of Small Business Services regarding how to get certified.

In answer to a question from Mr. Louis, Mr. Montejo explained that NYCEDC was significantly improving its ability and understanding of how to better track the various demographics and categories of diversity represented in its Founder Fellowship program, and that it now had much better guidance on this especially for 2024. In answer to a second question from Mr. Louis, Mr. Montejo stated that better supporting underrepresented founders is a key focus of the program, and that NYCEDC was working with partners who very much understood that this was the challenge the program was trying to address and who were intentional about recruiting and doing outreach to communities of underserved entrepreneurs. In answer to a question from Ms. Anadu, Ms. Siegel stated that NYCEDC was actively talking about the possibility of an artificial intelligence accelerator. In answer to a question from Ms. Peguero, Mr. Montejo stated that NYCEDC will gladly share information about the Founder Fellowship program, with respect to participation across the 5 boroughs, as well as program marketing materials, and that NYCEDC welcomed the Directors' support to help get the word out about the program.

Ms. Okaro left the meeting at this time.

#### 6. Commercial Real Estate Disparity Study

ShehilaRae Stephens, a Senior Vice President of NYCEDC, presented a proposed consultant contract with MGT of America Consulting, LLC ("MGT") for carrying out a study that will analyze whether there is a disparity between NYCEDC's utilization of MWBE commercial real estate developers for development projects and the availability of MWBE commercial real estate developers that are ready, willing and able to contract with NYCEDC for commercial real estate development projects, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Ms. Velez, Ms. Stephens stated that a consultant had already been selected, which was the same consultant that led the 2017 disparity

study for the City, that the goal was to have kick-off for the study begin in January, and that the study was estimated to take between 10-12 months. Following a question from Ms. Wylde concerning whether a disparity study was required with respect to women, discussion ensued among Ms. Wylde, Ms. Stephens, Ms. Jones and Ms. Anadu. It was concluded that capital targeted specifically for women did require evidence of a specific disparity. In answer to a question from Mr. Draizin, Ms. Stephens stated that NYCEDC's disparity study was in addition to what was being done by the City and the State, and that NYCEDC's study primarily focused on commercial real estate developers, as opposed to the broader approach of the City and State. In answer to a question from Mr. Draizin, Ms. Stephens stated that NYCEDC would be able to include any self-identifying LGBT-owned real estate firms as a category within MGT's assessment.

In response to comments from Ms. Anadu regarding a disparity study of the New York City Department of Housing Preservation and Development ("HPD") and the New York City Housing Development Corporation ("HDC") that was conducted several years ago (the "Study"), a discussion ensued regarding the differences between the proposed NYCEDC disparity study and the Study, as well as whether there were any shared areas between the studies that could lead to efficiencies, cost savings, and other mutual benefits. Mr. Kimball explained that NYCEDC had done a great deal of legal analysis and that, even though HPD had done a good disparity study with regard to housing that could be used by NYCEDC with regard to its projects that included housing, the legal determination was that NYCEDC needed an extra layer of disparity study for its commercial real estate projects. Ms. Anadu said that maybe NYCEDC's study could be expanded to provide useful information for HPD and HDC. Melissa Pumphrey, a Senior Vice President of NYCEDC, then noted that MGT was hired for this study because MGT was best-in-class in terms of its methodology for a disparity study, and that NYCEDC was working to better understand that methodology to see if there were any components of it that NYCEDC could do in-house and thereby reduce future costs for consultants on this type of work.

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

7. Lease to Broadway East Group, LLC

Sean Freas, a Vice President of NYCEDC, presented a proposal for New York City Land Development Corporation ("NYCLDC") to (i) enter into a lease (the "Lease") for Block 282, Lot 44 on the Tax Map of the Borough of Manhattan (the "Site") from the City, which Site is located under the Manhattan Bridge in Chinatown, is an approximately 18,750 square foot lot that is currently improved with an approximately 50,706 square foot, two-story retail mall building (the "East Broadway Mall"), and is owned by the City, (ii) assign such Lease to Broadway East Group, LLC or an affiliated entity, and (iii) enter into any related agreements and documents and consents and amendments to effectuate the East Broadway Mall project, all in order to benefit the



public and provide positive economic impact for the City and the State by transforming, renovating and revitalizing the underperforming East Broadway Mall into a vibrant retail center, all on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Ms. Anadu, Mr. Freas stated that he would look into and provide her with information regarding the existing rent.

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

#### 8. Governance Committee Report and Board Self-Evaluation Results

At this time, Mr. McSpiritt, Chairperson of the Governance Committee (the "Committee"), gave the annual report of the Committee and summarized the results of the self-evaluation of the Board of Directors for Fiscal Year 2023.

Mr. McSpiritt noted that the Public Authorities Accountability Act of 2005 as amended (the "PAAA") required an annual Board self-evaluation survey, that the Committee had met in July and, as in prior years, approved a survey where the questions substantially tracked what was recommended by the PAAA. He stated that the survey was conducted anonymously over the summer, that 17 out of 26 Directors participated in the self-evaluation, and that the Committee would be working with NYCEDC over the winter to try to incorporate in the future some sort of tracking system for the Directors (to verify who had completed the survey) in an effort to increase the number of participants in future surveys.

Next, he stated that the survey responses were generally favorable, with significant majorities either agreeing or somewhat agreeing with the questions, and that this also was consistent with the responses in prior years. Lastly, Mr. McSpiritt encouraged the Directors to utilize the dedicated Directors website to which they all had access, which website contained additional information and resources, including a directory for reaching NYCEDC senior staff members who could be contacted to answer questions and/or to provide additional information about a particular project or initiative. Relevant staff for Board and Executive Committee items are listed at the end of the items. Mr. McSpiritt also thanked NYCEDC's senior staff for the Board retreat that was held in September, which included an orientation segment for the Directors.

#### 9. Election of Officers

The Board had been informed that a description of the major responsibilities of most officers may be found in Article IV of NYCEDC's Bylaws. The duties of the General Counsel would include overseeing the work of NYCEDC's Legal Department and legal matters related to NYCEDC, as well as such other duties as may be assigned to her by the President. The duties of the Records Management Officer shall include overseeing NYCEDC's record retention and maintenance system, as well as such other duties as may be assigned to her by the President. The duties of the Chief Contracting

Officer shall include overseeing the procurement of NYCEDC contracts (other than those for real estate transactions), as well as such other duties as may be assigned to her by the President.

At this time, Mr. Kimball stated that the individuals to be elected as NYCEDC officers, as listed in Exhibit D, included PJ Berg as a Senior Vice President, and that it was proposed to promote Mr. Berg and elect him as an Executive Vice President instead of as a Senior Vice President. Mr. Kimball further stated that all of the other individuals to be elected as NYCEDC officers, as listed in Exhibit D, were currently existing officers who were being re-elected, except for the following NYCEDC employee whom it was proposed to elect as an officer of NYCEDC for the first time: Tammy West-Bennet, whom it was proposed to elect as a Senior Vice President.

It was anticipated that Mr. Berg would co-lead NYCEDC's Real Estate Transaction Services Department with Hester Muis, and that Ms. West-Bennet would oversee NYCEDC's Human Resources Department. Each shall perform such duties as are assigned to him or her by NYCEDC's President.

A motion was made (i) to elect PJ Berg as an Executive Vice President of NYCEDC, instead of as a Senior Vice President of NYCEDC, and (ii) to elect all of the individuals named in Exhibit D hereto, other than PJ Berg, as the officers of NYCEDC indicated in Exhibit D. Such motion was seconded and unanimously approved. It was understood that with regard to each officer who is an employee of NYCEDC, such officer's position as an officer shall be conditioned upon the continuance of such employment.

#### 10. Election of Committees

Mr. Kimball then noted that NYCEDC proposed to continue to have its existing standing committees and to elect the persons listed in Exhibit E hereto as the members and chairpersons of those committees.

A motion was then made (i) to continue the following currently existing standing committees of the Board of Directors – the Audit Committee, Executive Committee, Governance Committee, Legal Affairs Committee and Real Estate and Finance Committee, all of which would have the same duties as currently exist, and (ii) to elect the proposed members and chairpersons of such committees as listed in Exhibit E hereto. Such motion was seconded and unanimously approved.

#### 11. PAAA Policies and Procedures

At this time, Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, summarized and presented for approval the real property acquisition and disposition policies, guidelines and procedures, the disposition of personal property policies, guidelines and procedures, the investment policies, procedures and guidelines,

policies and procedures related to the procurement of goods and services, and the appointment of Contracting Officers, as set forth in Exhibit F hereto.

Mr. Silversmith then stated that the proposed property, investment and procurement policies, guidelines and procedures had not been changed from the current policies, procedures and guidelines and that it was proposed that they be readopted in their current form. The proposed property policies, guidelines and procedures and resolutions include the appointment of Contracting Officers for property dispositions, as set forth in Exhibit F.

It was moved that the Proposed Resolutions set forth in Exhibit F be adopted. Such motion was seconded and unanimously approved.

12. Report on Investments for the Three-Month Period Ended September 30, 2023


A report on NYCEDC's investments for the three-month period ended September 30, 2023 (Exhibit G hereto) was provided to the Board of Directors for informational purposes. There were no questions with regard to this report.

13. Approval

With respect to the approved items set forth 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 substantially on the terms described above.

14. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the meeting of the Board of Directors was adjourned at 9:44 a.m.

  
Assistant Secretary

Dated: February 6, 2024  
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**

**CZ BIOHUB NY**  
**Board of Directors Meeting**  
**November 14, 2023**

<b>Project Description:</b>	Providing funds to support the operations and activities of the CZ Biohub NY (the “Biohub”), a new biomedical research facility being established by CZ Biohub New York, LLC in Manhattan which will be affiliated with The Rockefeller University, Columbia University, and Yale University and supported by a New York State related entity and by the Chan Zuckerberg Initiative, which is expected to provide up to \$250,000,000 to CZ Biohub New York, LLC for the Biohub
<b>Borough:</b>	Manhattan
<b>Type of Contract:</b>	Grant agreement
<b>Amount to be Approved:</b>	\$10,000,000 over 10 years
<b>Type of Funds:</b>	NYCEDC programmatic budget funds
<b>Procurement Method:</b>	Sole source

**Agreement to be Approved:** A grant agreement (the “Grant Agreement”) with CZ Biohub New York, LLC pursuant to which NYCEDC will provide \$10,000,000 over 10 years to support the operations and activities of the Biohub. These funds are in addition to the \$10,000,000 being provided by a New York State related entity and the expected \$250,000,000 being provided by the Chan Zuckerberg Initiative for the Biohub. The Chan Zuckerberg Initiative award was made after a national multi-year competition for the best scientific proposals that had 35 competing cities and 50 applicants

**Anticipated Biohub Activities:** The foundations of a strong life sciences economy in New York City are its academic and research institutions and exceptional scientific talent, which make possible the innovations that lead to the development of new tools, products and companies – representing new diagnostics, treatments and cures for human disease. The Biohub will be a new such biomedical research institute in Manhattan dedicated to the better understanding and use of the immune system to sense and treat currently untreatable diseases, such as certain cancers, neurological disease, and others. It will also recruit top national and global talent that will greatly enhance New York City’s ecosystem

The Biohub will identify and outfit an existing commercial life sciences space for its research activities and operations. The Biohub will establish intramural and extramural research programs to create a network of qualified investigators to support its goals and vision. A key aspect of this vision is to facilitate the translation of technological and

scientific innovations to impact human health and critical unmet needs representing major causes of global morbidity and mortality.

Another goal of the Biohub is to create opportunities for the next generation of scientists, which will include the development of an internship program for undergraduate and/or graduate biomedical students in the New York City area, with strong consideration of applicants to NYCEDC's LifeSci NYC Internship Program. The Biohub will also seek to establish post-doctoral training opportunities, with at least one seat per cohort reserved for talent from groups currently under-represented in the life sciences.

The Biohub will also contribute to the local life sciences ecosystem, through, for example, participation in local conferences and events, holding events such as lectures, and engagement in other activities in the local community. The Biohub will create a Scientific Advisory Board, which shall include one or more members from the local New York City community.

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

**Relevant Staff:** Monica Malowney, Vice President, Life Sciences and Healthcare  
Cecilia Kushner, Chief Strategy Officer  
Rick Elbaum, Senior Counsel, Legal

**Project Code:** 10678



**EXHIBIT B**

**COMMERCIAL REAL ESTATE DISPARITY STUDY**  
**Board of Directors Meeting**  
**November 14, 2023**

**Project Description:** Carrying out a study that will analyze whether there is a disparity between NYCEDC's utilization of MWBE commercial real estate developers for development projects and the availability of MWBE commercial real estate developers that are ready, willing and able to contract with NYCEDC for commercial real estate development projects

**Type of Contract:** Consultant contract

**Amount to be Approved:** Up to \$598,000

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

**Procurement Method:** A publicly advertised request for expressions of interest, which permitted the selection of a winning proposal

**Agreement to be Approved:** A consultant contract with MGT of America Consulting, LLC for Project services (the "Disparity Contract")

**Scope of Work:** The scope of work will include, but may not be limited to, the following major tasks:

- Establish data parameters and finalize a work plan
- Review policies, procedures, and programs
- Conduct market area and utilization analyses
- Determine the availability of qualified firms
- Analyze vendor utilization and availability data for disparity
- Collect and analyze anecdotal information
- Prepare and present draft and final reports for the study

**Proposed Resolution:** To authorize the President or an empowered officer to enter into the Disparity Contract, substantially as described herein

**Relevant Staff:** ShehilaRae Stephens, Director - Equity & Community Impact  
Jashawn Frederick, Vice President, Program Innovation & Capacity Building  
Melissa Pumphrey, Senior Vice President, Economic Research & Policy  
Mary Adams, Senior Counsel, Legal

**Project Code:** 10446

**EXHIBIT C**

**LEASE TO BROADWAY EAST GROUP, LLC**  
**Board of Directors Meeting**  
**November 14, 2023**

**LESSOR:** The City of New York (the “City”)

**LESSEE/  
LEASE ASSIGNOR:** NYCLDC

**LEASE ASSIGNEE:** Broadway East Group, LLC or an affiliated entity (the “Broadway East Group”)

**SITE  
LOCATION:** East Broadway Mall,  
88 East Broadway,  
Block 282, Lot 44 (the “Site”)  
Borough of Manhattan  
Community Board No. 3

**SITE  
DESCRIPTION:** The Site, located under the Manhattan Bridge in Chinatown, is an approximately 18,750 square foot lot that is currently improved with a two-story retail mall building, known as the East Broadway Mall, consisting of approximately 50,706 square feet. It is owned by the City.

The Site is approximately depicted in Attachment A.

**PROJECT  
DESCRIPTION** The City entered into a long-term lease (the “Original City Lease”) with a private developer-tenant in 1985 for the construction and operation of a mall at the Site known as the East Broadway Mall. In 2019, the private developer-tenant originally selected by the City filed for bankruptcy. Following four years of bankruptcy proceedings, in 2023 the Bankruptcy Court conditionally approved a plan to exit bankruptcy. The plan is based upon the Original City Lease being assigned to Broadway East Group and for providing for a term of 30 years. However, the Original City Lease has only approximately 11 years remaining, expiring in 2035. Accordingly, the City has proposed that NYCLDC enter into a new lease (the “NYCLDC Lease”) for a term of 19 years, commencing at the end of the term of the Original City Lease, and assign the NYCLDC Lease to Broadway East Group for nominal additional consideration. The City will enter into the NYCLDC Lease with NYCLDC only if NYCLDC will assign the NYCLDC Lease to Broadway East Group in order to satisfy the Bankruptcy Court approval. NYCLDC,

therefore, could not use competition to find an assignee of its lease. In connection with the bankruptcy proceeding, other entities made offers for the Site. It is anticipated that the Original City Lease may be amended by the City at the time of its assignment to Broadway East Group and that the Original City Lease, as amended and restated, and the NYCLDC Lease will be merged after both have been assigned to Broadway East Group. At the time of the merger, the term of the merged lease may be changed from a 30 year term to a 20 year term with a 10 year option to renew.

**PURPOSE OF THE  
DISPOSITION/BENEFIT  
TO THE PUBLIC:**

The disposition of the Site to Broadway East Group will benefit the public and provide positive economic impact for the City and the State of New York by transforming, renovating and revitalizing the underperforming East Broadway Mall into a vibrant retail center. The disposition shall enable the creation of construction jobs and permanent jobs and contribute to overall economic activity, increase tax revenues, along with providing support and protections for the existing small businesses in the East Broadway Mall.

**LEASE TERMS:**

The term of the NYCLDC Lease is for 19 years, commencing February 1, 2035. At that time, the rental will be an initial annual rent in the amount of approximately \$1,322,000, which consists of (a) base annual rent of \$622,905.24 (which thereafter will increase by 3% annually) and (b) Payments in Lieu of Taxes (PILOT) for the full amount of real estate taxes that would be assessed by the New York City Department of Finance each year (currently approximately \$700,000 per year) if the Site was not City owned.

The Site is in need of extensive renovation and revitalization, including capital improvements, restructuring, and aesthetic improvements. By an amendment to the Original City Lease, Broadway East Group will be required to spend at least \$5,000,000 on the renovation of the retail building portion of the Site. Broadway East Group will also be required to make a \$2,000,000 initial one-time payment to the City upon the amendment and assignment of the Original City Lease. The Site must be used primarily for retail and/or commercial uses under the Original City Lease and the NYCLDC Lease. Certain current subtenants under the Original City Lease



must be permitted to remain for 2 years once that lease is assigned to Broadway East Group.

**APPRAISED  
VALUE:**

An independent appraisal of the Site as is was obtained by the City that valued the current fair market annual rent for the Site based on the highest and best use, which amount was increased by three percent (3%) per year from 2023 to 2035 to reflect the NYCLDC Lease commencement date of February 2035 to an amount of \$1,771,800. The total rent payable under the Original City Lease as amended and the NYCLDC Lease (plus the \$5,000,000 expended for improvements and the \$2,000,000 one-time payment to the City) is approximately equal to the appraised value for the term of the leases if the rent increased by 3% per year.

**EXISTING  
ZONING:**

The Site is within a Commercial Zoning District specific to Chinatown designated as C6-1G.

**PUBLIC  
APPROVALS:**

The East Broadway Mall Original City Lease received ULURP approval for disposition on December 6, 1979. Pursuant to Section 384(b)(4) of the City Charter, the Manhattan Borough Board approved the proposed disposition of the Site in accordance with the Bankruptcy Court approval on September 21, 2023.

**PROPOSED  
RESOLUTION:**

Approval for NYCLDC to (i) lease the Site from the City substantially as described herein, (ii) assign such NYCLDC Lease to the Broadway East Group, substantially as described herein, and (iii) enter into any related agreements and documents and consents and amendments to effectuate the East Broadway Mall project, substantially as described herein

**NYCEDC  
PROJECT CODE:**

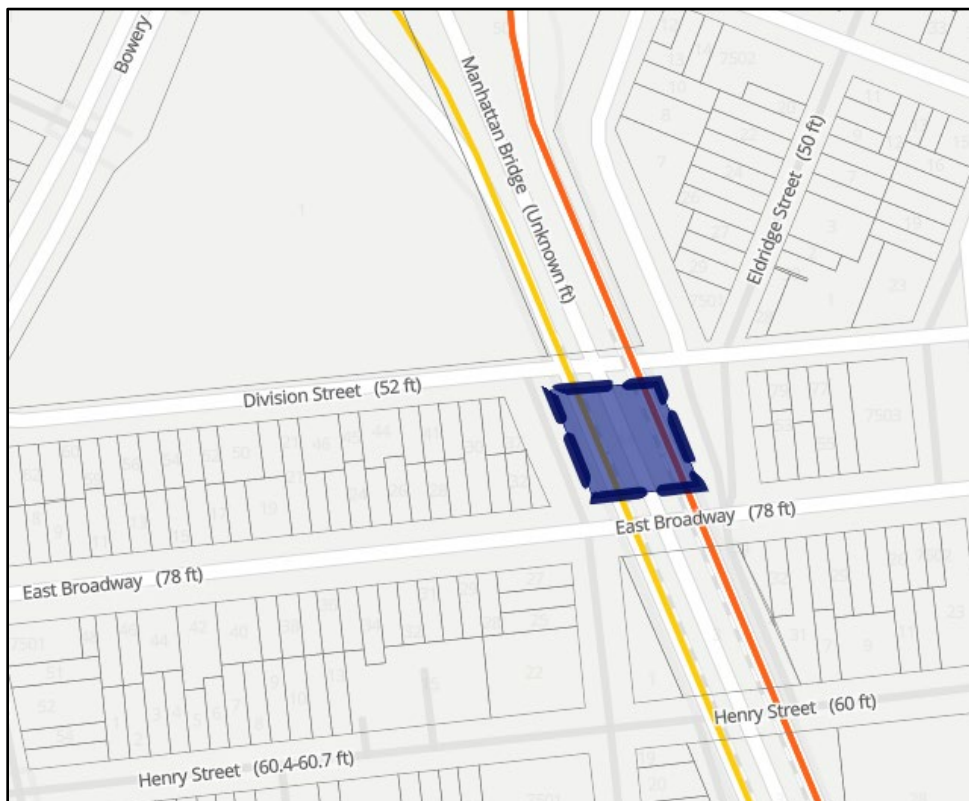
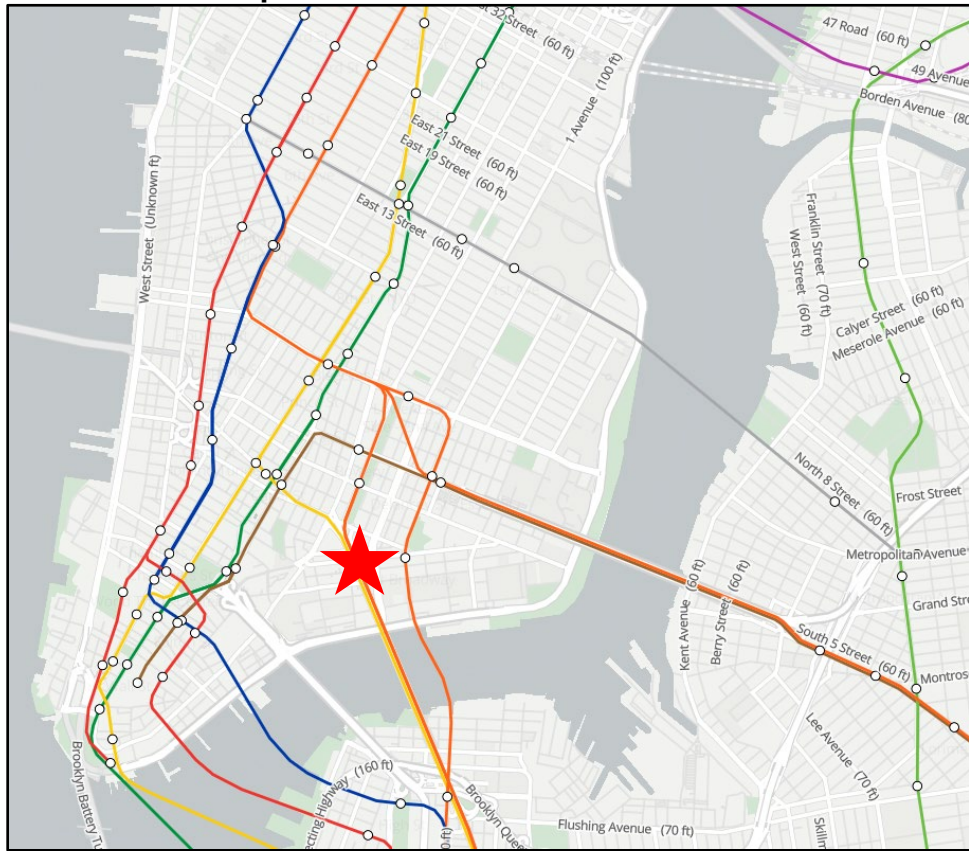
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**NYCEDC STAFF:**

Sean Freas, Vice President, Asset Management  
Young Ji, Vice President, Asset Management  
Sabrina Lippman, Senior Vice President, Asset Management  
Scott Shostak, Senior Counsel, Legal

## Attachment A

### Site Location Map



**EXHIBIT D**

Following is the proposed slate of all of the officers of NYCEDC

President	Andrew Kimball
Executive Vice President	Elizabeth Arnaiz
Executive Vice President	Bernice Clark
Executive Vice President	Brinda Ganguly
Executive Vice President	Spencer Hobson
Executive Vice President	Meredith J. Jones
Executive Vice President	Joshua Kraus
Executive Vice President	Cecilia Kushner
Executive Vice President	Jennifer Montalvo
Executive Vice President	Hester Muis
Executive Vice President	Jeanny Pak
Executive Vice President	Francisco Pineda
Executive Vice President	Melissa Román Burch
Executive Vice President	Jennifer Sun
Executive Vice President	Rosa Vasquez
Executive Vice President	James Wong
General Counsel	Meredith J. Jones
Chief Contracting Officer	Maryann Catalano
Senior Vice President	Mikelle Adgate
Senior Vice President	Savita Akula
Senior Vice President	Sunitha Amalraj
Senior Vice President	David Aneiro
Senior Vice President	Joy Ardizzzone
Senior Vice President	Chetan Badiani
Senior Vice President	Tammy West Bennet
Senior Vice President	PJ Berg
Senior Vice President	Jennifer Cass
Senior Vice President	Maryann Catalano
Senior Vice President	Amy Chan
Senior Vice President	Frances (Franny) Civitano
Senior Vice President	Emily De Vito
Senior Vice President	Sander Dolder
Senior Vice President	Nse Esema
Senior Vice President	Claudia Flores
Senior Vice President	Rebecca Gafvert
Senior Vice President	Andrew Genn
Senior Vice President	Carmine Giordano
Senior Vice President	Sarah Govier
Senior Vice President	Leonard Greco
Senior Vice President	Julieanne Herskowitz
Senior Vice President	Jeff Holmes
Senior Vice President	Jamie Horton

Senior Vice President	Jonathan Hurtado
Senior Vice President	Liza Kent
Senior Vice President	Hayoung Kim
Senior Vice President	Justin Kreamer
Senior Vice President	Brian Larsen
Senior Vice President	Steve Lazarus
Senior Vice President	Sabrina Lippman
Senior Vice President	David Lowin
Senior Vice President	Melanie Mc Mann
Senior Vice President	Adam Meagher
Senior Vice President	Shin Mitsugi
Senior Vice President	Cheng L. Pan
Senior Vice President	Matthew Petric
Senior Vice President	Kathryn Prybylski
Senior Vice President	Melissa Pumphrey
Senior Vice President	Christina Rausch
Senior Vice President	Susan Rosenthal
Senior Vice President	Bryan Schwartz
Senior Vice President	Harry Singh
Senior Vice President	ShehilaRae Stephens
Senior Vice President	Max Taffet
Senior Vice President	Kyong Vasquez
Senior Vice President	Robert Vera
Senior Vice President	Michelle Villar
Senior Vice President	Jiin-Shiow Wen
Senior Vice President	Lauren Wolf
Senior Vice President	Mikhail Yusim
Secretary	Meredith J. Jones
Assistant Secretary	Carlos Guerra
Assistant Secretary	Arthur Hauser
Assistant Secretary	Mark Silversmith
Treasurer	Spencer Hobson
Assistant Treasurer	Amy Chan
Assistant Treasurer	Leslie Escobar
Assistant Treasurer	Stella Maniago
Records Management Officer	Joy Ardizzzone



**EXHIBIT E**

The proposed members and chairpersons of the proposed committees are as follows:

**AUDIT COMMITTEE**

Eric Clement, Chair  
James McSpiritt  
Betty Woo

**EXECUTIVE COMMITTEE**

Margaret Anadu, Chair  
Paula Roy Carethers  
Eric Clement  
William Floyd  
Andrew Kimball  
James McSpiritt  
Patrick J. O'Sullivan, Jr.  
Maria Torres-Springer  
Elizabeth Velez  
Betty Woo

**GOVERNANCE COMMITTEE**

James McSpiritt, Chair  
William Floyd  
Adam Friedman

**LEGAL AFFAIRS COMMITTEE**

Betty Woo, Chair  
Matthew Hiltzik  
Janet Peguero

**REAL ESTATE AND FINANCE COMMITTEE**

Patrick J. O'Sullivan, Jr., Chair  
Paula Roy Carethers  
Mitch Draizin  
James McSpiritt  
Mark Russo  
Betty Woo

## **EXHIBIT F**

**PROPERTY DISPOSITION, INVESTMENT AND PROCUREMENT POLICIES,  
GUIDELINES AND PROCEDURES**

**Board of Directors Meeting**

**November 14, 2023**

WHEREAS, the Public Authorities Accountability Act of 2005 as amended by the Public Authorities Reform Act of 2009 (together, the “PAAA”) includes New York City Economic Development Corporation in its definition of a local authority; and

WHEREAS, the PAAA requires the Board of Directors (the “Board”) of a local authority (a) to adopt policies, guidelines and procedures related to the disposition of property and to appoint a Contracting Officer for real property dispositions and a Contracting Officer for personal property dispositions; (b) to adopt investment policies, procedures and guidelines (the “investment guidelines”); and (c) to adopt policies and procedures related to the procurement of goods and services; and

WHEREAS, the PAAA requires the Board to annually review and approve the property disposition guidelines, the appointment of the Contracting Officers and the investment guidelines; and

WHEREAS, it is proposed that the current real property acquisition and disposition policies, guidelines and procedures, which are set forth in Attachment A hereto, be **readopted** without modification; and

WHEREAS, it is proposed that the current policies, procedures and guidelines related to the disposition of personal property, which are set forth in Attachment B hereto, be **readopted** without modification; and

WHEREAS, NYCEDC’s annual contracts with the City generally require that upon receipt of money for the contracts’ programs, NYCEDC shall place such money (a) in an insured or collateralized account in a New York City financial institution designated by the New York City Banking Commission or such other financial institutions approved by the Deputy Mayor for Economic and Workforce Development or (b) other investments of types approved by the City’s Comptroller for the investment of City funds; and

WHEREAS, in conformance with the above the Board previously adopted the investment guidelines attached hereto as Attachment C; and

WHEREAS, NYCEDC wishes to **readopt** the investment guidelines without modification; and

WHEREAS, it is proposed that the Board continue to annually review and approve its policies and procedures related to the procurement of goods and services; and

WHEREAS, it is proposed that the current procurement policies and procedures as set forth in Attachment D hereto be **readopted**.

NOW, THEREFORE, RESOLVED that the Board:

- **Readopts** policies, guidelines and procedures related to the acquisition and disposition of real property, attached hereto as Attachment A, and appoints the Corporation's Contracting Officer for real property dispositions as indicated in Section VI therein; and
- **Readopts** policies, guidelines and procedures related to the disposition of personal property, attached hereto as Attachment B, and appoints the Corporation's Contracting Officer for personal property dispositions as indicated therein; and
- **Readopts** the investment guidelines, attached hereto as Attachment C; and
- **Readopts** the policies and procedures related to the procurement of goods and services, attached hereto as Attachment D.

## **Attachment A**

# **NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION POLICY REGARDING THE ACQUISITION AND DISPOSITION OF REAL PROPERTY**

## **I. Introduction**

In accordance with the requirements of Title 5-A of Article 9 and Section 2824(1)(e) of the Public Authorities Law, added to such law by the Public Authorities Accountability Act of 2005 ("PAAA"), as amended, the following comprehensive guidelines ("Guidelines") set forth the Corporation (i) operative policy and instructions regarding the use, awarding, monitoring and reporting of contracts for the disposal of property through means of real property sale, ground lease, space lease and roof top lease, (ii) guidelines relating to the acquisition of real property, and (iii) related policies and procedures.

## **II. Methods of disposing of real property**

The Corporation shall dispose of real property in accordance with Title 5-A and other applicable laws in a manner so as to permit such full and free competition as is appropriate under the circumstances and shall award contracts to parties offering the most advantageous terms, financial and/or otherwise. All dispositions of real property shall further comply with the Deputy Mayor's Disposition Policy for City-Owned Commercial and Industrial Property, dated April 1994, as amended and to be amended, and such other requirements as may from this time be imposed by the City. The Contracting Officer for real property dispositions shall supervise and direct all dispositions of real property of the Corporation. The real property may be disposed of for not less than fair market value for cash, credit, or other property, with or without warranty, upon such terms and conditions as the Contracting Officer or his/her designee deems proper, except as otherwise permitted herein. No disposition of real property shall be made unless an appraisal has been made by an independent appraiser and included in the Corporation's file. To the extent reasonably feasible, the appraisal for sales and ground leases shall be dated within twelve months of the date on which the Corporation enters into a contract to dispose of the real property. The independent appraiser must be a New York State Certified General Real Estate Appraiser and may not be an entity owned or controlled by the City, the Corporation or the prospective purchaser or lessee or any of their affiliates. An appraisal meeting the foregoing requirements is a "Conforming Appraisal". To the extent feasible, before approving the disposal of any real property the Board shall be advised of the date of the Conforming Appraisal.

Under the Contracting Officer's or his/her designee's direction, the Corporation primarily uses two methods of disposition: Request for Proposals ("RFP") and negotiated disposition.

## **RFPs**

### ***Real Property Sales and Ground Leases***

The RFP process is a process whereby the development community and other entities and individuals are invited to submit proposals for one or more properties. In an effort to create full and free competition consistent with the value and nature of the property, RFPs will be advertised in the City Record and shall be advertised through the internet and in local newspapers, including community based newspapers, in multi-language publications and/or in trade publications, where appropriate given the nature of the property. In addition, RFPs shall be posted on the Corporation's web-site, and, on occasion, distributed to a direct mailing list. All advertisements shall list when and where proposals shall be disclosed, except that if the disposition falls within one of the criteria for a negotiated disposition described below, at the discretion of the Contracting Officer, the advertisement may omit such disclosure information and/or the disclosure may or may not be made. The Contracting Officer shall approve the location of all advertisements and postings and any omission of disclosure information.

RFPs for real property sales and ground leases may, but are not required to, include an introduction and sections on development strategy, objectives, disposition process, public review process, general conditions and, where appropriate, economic development benefits. All RFPs for real property sales and ground leases must include a site description, proposal requirements and selection criteria.

Although the selection criteria for each RFP varies, as appropriate, the Corporation will include, where appropriate, at least the following selection criteria in reviewing submissions and selecting a proposal:

- *Economic Impact on / Spending in New York City* - projected expenditures, including purchase price, construction costs and annual operating costs; projected temporary (construction) and permanent on-site employment and payroll; projected applicable New York City taxes such as real property, sales and personal income taxes; and the extent, if any, to which the proposed project will create additional sources of revenue to the City.
- *Development Team Qualifications* – experience and development skills to complete the proposed project on time and within budget, for which experience in completing projects of a similar nature and scope as is contemplated by the RFP shall be taken into account.
- *Financial Viability* – developer's financial means to complete the project, availability of funding sources to finance the project, and sufficient use to support operating expenses, capital costs and any debt service.
- *Integration into Surrounding Community* – environmental issues such as pedestrian access, vehicular access and circulation, building mass, parking availability, landscaping and overall integration into surrounding community.



- *Design* – architectural design, urban design, environmental development techniques, and compliance with applicable zoning, environmental and other regulatory controls.
- *MWBE Participation* – participation by minority-owned and women-owned businesses.
- *Purpose* – whether the project involves an industry or activity which the City seeks to retain and foster and conforms to the Corporation's mission.

Depending on the nature of the real property, RFPs may include additional selection criteria deemed appropriate by the Contracting Officer or the Corporation's President.

With regard to an RFP for a real property sale or ground lease, the Corporation shall notify the City Council Member and Community Board whose districts include the property, that an RFP is being issued.

The contract will be awarded to the candidate presenting the most advantageous terms, price and other factors considered in connection with the criteria enumerated in the RFP. The Corporation may reject the proposals when the minimum terms and conditions have not been met, competition is insufficient and/or it is in the public interest to do so. The award/designation will be made by notice within a reasonable time of the original advertisement, all circumstances considered.

### ***Space Leases and Rooftop Leases***

As with real property sales and ground leases, in an effort to create full and free competition consistent with the value and nature of the property, available space may be offered for lease to the public through an RFP advertised in the City Record and may also be offered for lease to the public through an RFP advertised in appropriate local newspapers and/or appropriate trade publications, depending on the nature of the property. In addition, RFPs may be posted on the Corporation's web-site, and, on occasion, distributed to a direct mailing list. All advertisements shall list when and where proposals shall be disclosed, except that if the disposition falls within one of the criteria for a negotiated disposition described below, at the discretion of the Contracting Officer or his/her designee, the advertisement may omit such disclosure information and/or the disclosure may or may not be made.

Although the selection criterion for each RFP varies, as appropriate, the Corporation may use selection criteria such as the following in reviewing submissions and selecting a proposal:

- conforming zoning use
- compliance with the Corporation's policy
- candidate's economic viability
- amount of space to be leased
- term of the lease
- number of jobs to be provided

- projected investment in permanent improvements
- projected impact on economic development, public health, safety, welfare and benefit to the City
- financial return for the life of the lease.

Depending on the nature of the real property, RFPs may or may not include all of the above and may include additional selection criteria.

The contract will be awarded to the candidate presenting the most advantageous terms, price and other factors considered. The Corporation may reject the proposals when the minimum terms and conditions have not been met, competition is insufficient and/or it is in the public interest to do so. The award/designation will be made by notice within a reasonable time of the original advertisement, all circumstances considered.

### **Negotiated Disposition**

#### ***Real Property Sales, Ground Leases, Space Leases and Rooftop Leases***

RFP by advertisement is not always the most appropriate and effective means of disposal of real property. In certain instances, including when the disposition is for less than fair market value but the purpose of the disposition is within the Corporation's purpose, mission or governing statute or the disposition is otherwise authorized by law, Title 5-A permits a negotiated disposition subject to obtaining such competition as is feasible under the circumstances. In some circumstances, where competition is not feasible, the disposition will involve a sole source disposition. Title 5-A, Sections 2897 (6)(c)(ii)-(vi) and 2897(7) set forth that real property may be disposed of through a negotiated disposition when:

- (ii) the fair market value of the property does not exceed fifteen thousand dollars;
- (iii) bid prices after advertising therefor are not reasonable, either as to all or some part of the property, or have not been independently arrived at in open competition;
- (iv) the disposal will be to the state or any political subdivision, and the estimated fair market value of the property and other satisfactory terms of disposal are obtained by negotiation;
- (v) the disposal is for an amount less than the fair market value of the property, and (a) the transferee is a government or other public entity, and the terms and conditions of the transfer require that the ownership and use of the asset will remain with the government or any other public entity; (b) the purpose of the transfer is within the purpose, mission or governing statute of the Corporation; or (c) in the event the Corporation seeks to transfer an asset for less than its fair market value to other than a governmental entity, which disposal would not be consistent with the Corporation's mission, purpose or governing statutes, the

Corporation shall provide written notification thereof to the governor, the speaker of the state assembly, and the temporary president of the state senate, and such proposed transfer shall be subject to denial by the governor, the state senate, or the state assembly in the manner specified in Section 2897(7)(iii); provided, however, that with respect to a below market transfer by the Corporation that is not within the purpose, mission or governing statute of the Corporation, if the governing statute provides for the approval of such transfer by the executive and legislative branches of the political subdivision in which the Corporation resides, and the transfer is of property obtained by the Corporation from that political subdivision, then such approval shall be sufficient to permit the transfer; or  
(vi) such action is otherwise authorized by law.

Item (vi) includes, without limitation, sales and leases of real property where the property has been acquired for purposes of disposal under Section 384(b)(4) of the New York City Charter, Section 1411 of the New York State Not-for-Profit Corporation Law or Section 1301(2)(g) of the New York City Charter.

If an RFP involves a disposition that meets one of the criteria described above for a negotiated disposition, the Contracting Officer or his/her designee may direct that the disposition of the real property be considered a negotiated disposition. In such circumstance, a public disclosure of the proposals would not be necessary unless otherwise required but an explanatory statement and 90 days' notice (or such other period as the statute may be amended to require) would be required as detailed below.

Upon meeting Title 5-A's requirements for a negotiated disposition, the decision to proceed with a negotiated disposition in a situation where an RFP will not be used is based on an analysis of the facts and nature of the project. In such instance, a negotiated disposition may be undertaken without limitation under the following circumstances where appropriate:

- risk of business relocation or expansion outside the City, based upon a written assessment of such risks
- to permit expansion of business in the City
- due to number of jobs to be created or retained
- development of sites which lack private sector interest (as demonstrated by a failed RFP or other competitive means within the past two years)
- proximity of real property to a business' existing location
- to permit a person or entity contemplating the purchase or long term lease of City real property through the Corporation to lease the property for purposes of investigations and/or work to be undertaken prior to the purchase or long term lease, or
- other important public purpose.

Regardless of the reason the negotiated disposition is deemed permissible, such competition as is “feasible” under the circumstances is still required. In some instances where advertisement is not used, the Corporation might notify neighboring businesses of an available parcel to give them the opportunity to submit a proposal, thereby effecting competition. However, in other instances, even such notification might not be feasible. Realistically, in certain situations a sole source disposition or little competition will be the only feasible alternative. In such instances, a negotiated disposition would be permissible pursuant to Title 5-A Section 2897(6)(c)(vi) in conjunction with Sections 1301(2)(g) and/or 384 (b)(4) of the New York City Charter or other statutory provisions and pursuant to Title 5-A Section 2897(6)(c)(v). In cases where a sole source disposition is presented to the Corporation’s Board of Directors for approval, the Board should be informed of the justification for doing a sole source.

If a negotiated disposition is undertaken, in accordance with Section 2897(d) of the Public Authorities Law in most cases not less than 90 days (or such other period as the statute may later require) prior to the disposal of the property, an explanatory statement must be submitted to the state comptroller, state director of the budget, state commissioner of general services and state legislature, a copy of the same to be maintained in the Corporation’s files.

### **Below Fair Market Value Dispositions**

In the event a below fair market value asset transfer (pursuant to an RFP or Negotiated Disposition) is proposed to the Corporation’s Board of Directors, the following information must be provided to the Corporation’s Board of Directors and the public:

- (i) a full description of the asset;
- (ii) a Conforming Appraisal of fair market value and any other information establishing the fair market value sought by the Board;
- (iii) a description of the purpose of the transfer, and a reasonable statement of the kind and amount of the benefit to the public resulting from the transfer, including but not limited to the kind, number, location, wages or salaries of jobs created or preserved as required by the transfer, the benefits, if any, to the communities in which the asset is situated as are required by the transfer;
- (iv) a statement of the value to be received compared to the fair market value;
- (v) the names of any private parties participating in the transfer, and if different than the statement required by subparagraph (iv) of this paragraph, a statement of the value to the private party; and
- (vi) the names of other private parties who have made an offer for such asset, the value offered, and the purpose for which the asset was sought to be used.

Before approving the disposal of any property for less than fair market value, the Board of Directors of the Corporation shall consider the information described in the above paragraph and make a written determination that there is no reasonable alternative to the proposed below-market transfer that would achieve the same purpose of such transfer. The Contracting Officer shall provide such supplemental information as the Board may require.

### **III. Acquisitions**

Real property may be purchased by the Corporation for purposes of use, resale, leasing or otherwise permitting the use of the property or space therein, and may be leased by the Corporation for purposes of use, subleasing or assignment of lease or otherwise permitting the use of the leased property or space. The purpose of such acquisition shall be to further a purpose of the Corporation under the New York State Not-for-Profit Corporation Law. Except for acquisitions arising out of the enforcement of remedies (including rights of reacquisition), the following requirements shall apply to acquisitions by the Corporation. The Contracting Officer or his/her designee shall approve the terms of the acquisition and have the approval of the Corporation's Board of Directors for the same.

In the Corporation's consideration of the acquisitions of real property, for the reasons enumerated above, the following information must be provided to the Board:

1. a description of the real property;
2. any information establishing fair market value as may be sought by the Board;
3. a description of the purpose of the acquisition, and a reasonable statement of the kind and amount of the benefit to the public resulting from such acquisition, such as the kind, number, location, wages, or salaries of jobs created or preserved as required by the acquisition, the benefits, if any, to the communities in which the property is situated as are required by the acquisition;
4. a statement of the acquisition costs;
5. the names of any private parties participating in the acquisition; and
6. any known environmental issues.

### **IV. Approvals**

All purchases, sales and leases of real property by the Corporation (except for those arising out of the enforcement of remedies, including exercises of rights of reacquisition) must be approved by its Board of Directors. Approvals may be obtained for specific purchases, sales or leases or the Board of Directors may grant approval to purchases, sales or leases so long as specified guidelines are met. Generally, purchases, sales and leases are first reviewed by the Real Estate and Finance Committee of the Corporation's Board.

When City property is being leased or purchased by the Corporation, all City required approvals must also be obtained, e.g., ULURP approvals (Section 197-c of the New York City Charter) and Borough Board and Mayoral approvals under Section 384(b)(4) of the New York City Charter.

## **V. Monitoring and Reporting Contracts for Disposal**

Prior to the disposal of the real property, the project manager involved in the disposition shall be the primary person responsible for the monitoring of compliance with the terms of the contract or other agreement or memorandum for the disposal and shall keep the Contracting Officer or his/her designee informed of all major issues that arise and of the status of the disposition.

The Contracting Officer shall cause a record to be maintained of all real property disposed of and shall cause to be prepared and transmitted all reports relating to the disposition of real property required by Title 5-A.

## **VI. Contracting Officer**

The Executive Vice President who, from time to time, oversees those employees of the Corporation that are engaged in real estate activities that are the subject of this policy shall be the Corporation's Contracting Officer for real property dispositions. If there is more than one Executive Vice President who oversees those employees, each of those Executive Vice Presidents shall be considered a Contracting Officer for real property dispositions of the type they oversee and may take any action that may be taken by the Contracting Officer for such dispositions.

## **Attachment B**

## **NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION POLICY REGARDING THE DISPOSITION OF PERSONAL PROPERTY**

### **Personal Property Valued at \$5,000 or Less**

Whenever the Corporation wishes to transfer title to or a beneficial interest in an item of personal property or an interest therein with an estimated value of \$5,000 or less, it shall obtain offers from one or more persons or entities as the Corporation's contracting officer for personal property dispositions (the "Contracting Officer") or his or her designee deems appropriate. The Corporation shall maintain a record of the persons or entities approached and their responses. The Corporation may conduct discussions with some or all of the persons and entities. The property may be disposed of to whichever person or entity the Contracting Officer or his or her designee selects based on the proposed price and any other factors that the Contracting Officer or his or her designee deems appropriate.

All personal property that the Contracting Officer or his or her designee considers to be of no sale value and no use to the Corporation may be destroyed or otherwise disposed of in such manner as is determined by the Contracting Officer or his or her designee. Notwithstanding the foregoing, records may only be destroyed or disposed of at a time and in a manner not in conflict with applicable law, regulation or contract.

No approval of a disposition of a type described above is required from the Board of Directors or any committee thereof. All disposal documents must be approved and executed by an officer who is an authorized signatory of all agreements of the Corporation.

### **Personal Property Valued in Excess of \$5,000**

Whenever the Corporation wishes to transfer title to or a beneficial interest in an item of personal property or an interest therein with an estimated value in excess of \$5,000 it shall first obtain an appraisal of the property if, because of the unique nature of the property or the unique circumstances of the proposed transaction, it is not readily valued by reference to an active market for similar property. However, an appraisal of the property will not be required if an appraisal of the property or similar property has been made within the past two years.

The person or entity to which the property shall be disposed of shall be determined through a procurement conducted in accordance with Title 5-A of Article 9 of the Public Authorities Law. The Corporation shall publicly advertise for proposals for the disposal of the property in accordance with Title 5-A, provided that it may dispose of the property without public advertising, obtaining such competition as is feasible under the circumstances, when permitted to do so under Title 5-A. All requirements of Title 5-A and other applicable laws, if any, related to the disposition shall be complied with.



Prior to the disposal of the property, the project manager involved in the disposition shall be the primary person responsible for the monitoring of compliance with the terms of the contract for the disposal, and shall keep the Contracting Officer or his or her designee informed of all major issues that arise and of the status of the disposition.

The disposal must be approved by the Board of Directors or Executive Committee of the Board if the disposal (1) is on a sole source basis for an amount in excess of \$20,000, (2) is for an amount in excess of \$100,000 and has been competitively procured, or (3) is for property valued in excess of \$5,000 and will be disposed of for less than fair market value (in which case it must be approved by the Board of Directors not the Executive Committee). For disposals for less than those amounts, no approval is required of the Board of Directors or a committee thereof. In all cases, the disposal must be approved by the Contracting Officer or his or her designee and disposal documents must be approved and executed by an officer who is an authorized signatory of all agreements of the Corporation.

The Contracting Officer shall cause a record to be maintained of all personal property disposed of for an amount in excess of \$5,000 and shall cause to be prepared and transmitted all reports relating to the disposition of personal property required by Title 5-A.

#### Contracting Officer

The person who, from time to time, oversees the Corporation's unit for procurement of contracts for goods and services shall be the Corporation's Contracting Officer for personal property dispositions.

## **Attachment C**

# **NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION INVESTMENT GUIDELINES**

## **I. Purpose**

The purpose of this document is to establish policies, procedures and guidelines regarding the investing, monitoring and reporting of funds of the Corporation.

## **II. Scope of the Investment Policy**

This policy applies to the funds of the Corporation, which for purposes of these guidelines consist of all moneys and other financial resources available for investment by the Corporation on its own behalf or on behalf of any other entity or individual.

## **III. Investment Objectives**

The portfolio shall be managed to accomplish the following objectives:

- A. Preservation of Principal – The single most important objective of the Corporation's investment program is the preservation of principal of funds within the portfolio.
- B. Maintenance of Liquidity – The portfolio shall be managed in such a manner that assures that funds are available as needed to meet immediate and/or future operating requirements of the Corporation.
- C. Maximize Return – The portfolio shall be managed in such a fashion as to maximize income through the purchase of authorized investments as stated below, taking into account the other investment objectives.

## **IV. Implementation of Guidelines**

The Chief Financial Officer shall be responsible for the prudent investment of funds and for the implementation of the investment program and the establishment of investment procedures and a system of controls to regulate the activities of subordinate staff, consistent with these guidelines.

## **V. Authorized Investments**

- A. The Treasurer or an Assistant Treasurer of the Corporation is authorized to invest funds of the Corporation as summarized and restricted below:
  - 1. U.S. Treasury Obligations. United States Treasury bills and notes, and any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal and interest by the United States.

2. Federal Agency Obligations. Bonds, notes, debentures, or other obligations or securities issued by any agency or instrumentality of the United States.
  3. Repurchase Agreements. The repurchase agreements must be collateralized by U.S. Government guaranteed securities, U.S. Government agency securities, or commercial paper (of a type defined below) in a range of 100% to 102% of the matured value of the repurchase agreements and have a term to maturity of no greater than ninety (90) days. They must be physically delivered for retention to the Corporation or its agent (which shall not be an agent of the party with whom the Corporation enters into such repurchase agreement), unless such obligations are issued in book-entry form, in which case the Corporation shall take such other action as may be necessary to obtain title to or a perfected security interest in such obligations.
  4. Commercial Paper. Commercial paper rated A1 or P1 by Standard & Poor's Corporation or Moody's Investor's Service, Inc. or Fitch.
  5. Bankers' Acceptances and Time Deposits of banks with worldwide assets in excess of \$50 million that are rated with the highest categories of the leading bank rating services and regional banks also rated within the highest categories.
  6. Certificates of Deposit with New York banks, including minority-owned banks. All such certificates of deposit in these banks must be Federal Deposit Insurance Corporation ("FDIC") insured, except when otherwise collateralized.
  7. Other investments approved by the Comptroller of New York City for the investment of City funds.
- B. In addition to the above investments, the Corporation may deposit funds in the following ("Deposit Accounts"), with respect to funds needed for operational expenses and funds awaiting investment or disbursement:
1. High quality no-load money market mutual funds that restrict their investments to short term, highly rated money market instruments.
  2. Other interest bearing accounts, if permitted by applicable laws, rules and regulations, with New York City financial institutions designated by the New York City Banking Commission or such other financial institutions approved by the Deputy Mayor for Economic Development or his successor in function.

## VI. Written Contracts

The Corporation shall enter into written contracts pursuant to which investments are made which conform with the requirements of these guidelines and Section 2925.3(c) of the Public Authorities Law unless the Board or Executive Committee determines by resolution that a written contract containing such provisions is not practical or that there is not a regular business practice of written contracts containing such provisions with respect to a specific investment or transaction, in which case the Board or Executive Committee shall adopt procedures covering such investment or transaction.

## VII. Diversification

The portfolio shall be structured to diversify investments to reduce the risk of loss resulting from over-concentration of assets in a specific maturity, a specific issuer or a specific type of security. The maximum percentage of the total portfolio permitted in the indicated type of eligible security is as follows:

A.	U.S. Treasury	100% maximum
B.	Federal Agency	100% maximum
C.	Repurchase Agreements	5% maximum
D.	Commercial Paper	25% maximum
E.	Bankers Acceptances and Time Deposits	25% maximum
F.	Certificates of Deposit	20% maximum
G.	Other Investments Approved by Comptroller for City Funds	A percentage deemed prudent by CFO

## VIII. Maximum Maturity

Maintenance of adequate liquidity to meet the cash flow needs of the Corporation is essential. Accordingly, the portfolio will be structured in a manner that ensures sufficient cash is available to meet anticipated liquidity needs. Selection of investment maturities must be consistent with cash requirements in order to avoid the forced sale of securities prior to maturity.

For purposes of this investment policy, assets of the portfolio shall be segregated into two categories based on expected liquidity needs and purposes – Cash equivalents and Investments. Assets categorized as Cash equivalents will be invested in permitted investments maturing in ninety (90) days or less or deposited in Deposit Accounts. Generally, assets categorized as Investments will be invested in permitted investments with a stated maturity of no more than two (2) years from the date of purchase. However, up to twenty percent (20%) of assets categorized as Investments may be invested in permitted investments with a stated maturity of no more than seven (7) years from the date of purchase.

## **IX. Monitoring and Adjusting the Portfolio**

Those responsible for the day-to-day management of the portfolio will routinely monitor the contents of the portfolio, the available markets and the relative values of competing instruments, and will adjust the portfolio as necessary to meet the investment objectives listed above. It is recognized and understood that the non-speculative active management of portfolio holdings may cause a loss on the sale of an owned investment.

## **X. Internal Controls**

The Treasurer or an Assistant Treasurer, under the direction of the Chief Financial Officer, shall establish and be responsible for monitoring a system of internal controls governing the administration and management of the portfolio. Such controls shall be designed to prevent and control losses of the portfolio funds arising from fraud, employee error, misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by any personnel.

## **XI. Eligible Brokers, Agents, Dealers, Investment Advisors, Investment Bankers and Custodians**

The following are the standards for the qualifications of brokers, agents, dealers, investment advisors, investment bankers and custodians:

### **A. Brokers, Agents, Dealers**

1. In Government Securities: any bank or trust company organized or licensed under the laws of any state of the United States of America or of the United States of America or any national banking association or any registered broker/dealer or government securities dealer.
2. In Municipal Securities: any broker, dealer or municipal securities dealer registered with the Securities and Exchange Commission (the "SEC").

### **B. Investment Advisors: any bank or trust company organized under the laws of any state of the United States of America or any national banking association,**

and any firm or person which is registered with the SEC under the Investment Advisors Act of 1940.

- C. Investment Bankers: firms retained by the Corporation to serve as senior managing underwriters for negotiated sales must be registered with the SEC.
- D. Custodians: any bank or trust company organized under the laws of any state of the United States of America or any national banking association with capital and surplus of not less than \$50,000,000.

## **XII. Reporting**

### **A. Quarterly**

The Treasurer or an Assistant Treasurer, under the direction of the Chief Financial Officer, shall prepare and deliver to the Board of Directors once for each quarter of the Corporation's fiscal year a report setting forth a summary of new investments made during that quarter, the inventory of existing investments and the selection of investment bankers, brokers, agents, dealers, investment advisors and auditors.

### **B. Annually**

1. Audit – the Corporation's independent accountants shall conduct an annual audit of the Corporation's investments for each fiscal year of the Corporation, the results of which shall be made available to the Board of Directors at the time of its annual review and approval of these Guidelines.
2. Investment Report – Annually, the Treasurer or an Assistant Treasurer, under the direction of the Chief Financial Officer, shall prepare and the Board of Directors shall review and approve an Investment Report, which shall include:
  - a. The Investment Guidelines and amendments thereto since the last report;
  - b. An explanation of the Guidelines and any amendments made since the last report;
  - c. The independent audit report required by Subsection (1) above;
  - d. The investment income record of the Corporation for the fiscal year; and
  - e. A list of fees, commissions or other charges paid to each investment banker, broker, agent, dealer and advisor rendering investment associated services to the Corporation since the last report.

The Investment Report shall be submitted to the Mayor and the Comptroller of the City of New York and to the New York State Department of Audit and Control. Copies of the report shall also be made available to the public upon reasonable request.

### **XIII. Applicability**

Nothing contained in these Guidelines shall be deemed to alter, affect the validity of, modify the terms of or impair any contract, agreement or investments of funds made or entered into in violation of, or without compliance with, the provisions of these Guidelines.

### **XIV. Conflict of Law**

In the event that any portion of this policy is in conflict with any State, City or federal law, that law will prevail.

### **XV. No Conflict With Other Policies of the Corporation**

These Investment Guidelines do not modify the powers given by the Corporation's Board of Directors which authorized and resolved that (i) officers of the Corporation are authorized and directed to obtain and maintain any bank, investment, securities and other financial accounts as may be necessary or useful to the Corporation in furtherance of the Corporation's operations (the "Accounts"); (ii) the Treasurer and Assistant Treasurer are authorized and directed to engage in trading or otherwise deal in securities and other investments on behalf of the Corporation and to the extent authorized pursuant to these Guidelines; (iii) the officers of the Corporation are authorized and directed to perform those tasks necessary or useful to ensure that the Corporation, acting through those authorized officers listed in the Bylaws of the Corporation, has access to and control over the Accounts; (iv) the Directors adopted the standard forms of banking resolutions and incumbency certificates ordinarily used by such financial institutions selected by the officers of the Corporation; and (v) any officer of the Corporation was authorized to certify, to the due adoption of such banking resolutions and incumbency certificates. Empowered officers may enter into agreements with banks and financial institutions for bank accounts and to purchase investments of the type indicated in these Investment Guidelines and other investments specifically approved by the Corporation's Board of Directors.

These Investment Guidelines do not modify any restriction, if any, otherwise imposed on various types of funds held by the Corporation, such as any restrictions set forth in any third party contracts with the City, or resulting from the source of funds (e.g. federal funds). Those other restrictions, to the extent inconsistent with these Investment Guidelines, shall govern. If possible, all sets of restrictions should be complied with. Furthermore, by adopting these Investment Guidelines, the Board is not amending or superseding any approval given or hereafter given for investments related to particular projects.



## Attachment D

**NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
POLICY REGARDING THE PROCUREMENT OF GOODS AND SERVICES**

If the Corporation proposes to enter into a contract or agreement for goods or services and will receive funds for this contract or agreement under or through a contract between the Corporation and The City of New York (the "City") the contract or agreement shall be procured in accordance with the procurement provisions required by the City in the applicable contract between the Corporation and the City.

If the Corporation procures goods or services using funds that are not provided under or through a contract between the Corporation and the City, it shall use such procurement method as is required by the source of funds. If the source of funds does not specify a procurement method, the Corporation shall use a procurement method similar to a method required under its contracts with the City.

Any contracts and agreements for goods and services (other than those for operating expenses) in excess of \$100,000 shall be presented to the Board of Directors or Executive Committee for approval.

**EXHIBIT G**

## **REPORT ON INVESTMENTS**

New York City Economic Development Corporation

Three Month Period Ended September 30, 2023

## New York City Economic Development Corporation Schedule of Investments

### 1st Quarter

Investment Type	Total Value 6/30/23	Purchases	Maturities	Interest Received	Net Transfers Out	Unrealized Gain/Loss	Total Value 9/30/23	Weighted Avg. Yield
US Gov't Agencies	170,560,525	38,949,739	(29,800,000)	(1,169,896)	-	2,099,334	180,639,702	3.10%
United States Treasury Bill	-	1,409,829	-	-	-	8,126	1,417,955	5.73%
Certificates of Deposit	203,888	-	-	-	-	695	204,583	0.05%
Commercial Paper	23,858,590	-	-	-	-	346,720	24,205,310	4.53%
Cash Equivalents/MMF	1,451,809	914,885	(170,296)	-	-	-	2,196,398	
<b>Grand Total</b>	<b>196,074,811</b>	<b>41,274,453</b>	<b>(29,970,296)</b>	<b>(1,169,896)</b>	<b>-</b>	<b>2,454,875</b>	<b>208,663,948</b>	<b>3.25%</b>

These amounts do not include money market mutual funds held in sweep accounts tied to commercial checking accounts

### Notes to Schedule of Investments

The accompanying schedule of investments includes the investments of the New York City Economic Development Corporation ("NYCEDC"). All investments are of a type permitted by NYCEDC's investment policy which includes obligations of the U.S. Treasury, U.S. agencies and instrumentalities, highly rated commercial paper, and certificates of deposit.

All investment balances as of September 30, 2023 are recorded at fair value and the portfolio consists of the following securities with maturities of seven (7) years or less:

<u>INVESTMENT TYPE</u>	<u>TOTAL VALUE</u>	<u>%</u>	<u>MAXIMUM ALLOCATION PER POLICY</u>
FFCB	48,759,033	23.4%	
FHLB	106,996,840	51.3%	
FHLMC	24,883,829	11.9%	
US Gov Agencies Sub-Total	180,639,702	86.6%	100%
Commercial Paper	24,205,310	11.6%	25%
Certificates of Deposit	204,583	0.1%	20%
Cash Equivalent/MMF	2,196,398	1.0%	
US Treasury	1,417,955	0.7%	
<b>Grand Investments Total</b>	<b>208,663,948</b>	<b>100.0%</b>	

Interest Rate Risk – As a means of limiting its exposure to fair value losses arising from increasing interest rates, the NYCEDC limits 80% of its investments to instruments maturing within two years of the date of purchase. The remaining 20% of the portfolio may be invested in instruments with maturities up to a maximum of seven years.

Credit Risk - It is the NYCEDC's policy to limit its investments in debt securities to those rated in the highest rating category by at least two nationally recognized bond rating agencies or other securities guaranteed by the U.S. government or issued by its agencies. As of September 30, 2023, the Corporation's investments in Federal Farm Credit Bank (FFCB), Federal Home Loan Bank (FHLB) and the Federal Home Loan Mortgage Corporation (FHLMC) were rated AA+ by Standard & Poor's, Aaa by Moody's and AAA by Fitch Ratings. Commercial papers held were rated A-1+ by Standard & Poor's Corporation or P-1 by Moody's Investor's Service, Inc.

Custodial Credit Risk – For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the NYCEDC will not be able to recover the value of its investments or collateral securities that are in the possession of the outside party. Investment securities are exposed to custodial credit risk if the securities are not registered in the name of the NYCEDC and are held by the counterparty, the counterparty's trust department or agent.

The NYCEDC manages custodial credit risk by limiting possession of its investments to highly rated institutions and/or requiring that high-quality collateral be held by the counterparty in the name of the NYCEDC. At September 30, 2023, NYCEDC was not subject to custodial credit risk.