



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
December 19, 2023

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Tuesday, December 19, 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
Aaron Charlop-Powers (as alternate for Maria Torres-Springer)
Eric Clement
William Floyd (by Zoom)
Andrew Kimball
James McSpiritt
Patrick J. O'Sullivan, Jr.
Elizabeth Velez

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

The meeting was called to order by Margaret Anadu, Chairperson of NYCEDC, at 9:06 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the November 14, 2023 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the November 14, 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 approval. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibits attached hereto.)

Ms. Velez joined the meeting at this time.

(a) Willets Point Phase 2 Infrastructure and Remediation

Maria Lombera, a Senior Associate of NYCEDC, presented a proposal for (i) ratification of the entering into by NYCEDC and Queens Development Group II, LLC ("QDGII") of a Pre-Development Agreement (the "PDA") for construction of the second phase of the Willets Point development ("Phase 2"), which involves remediation and infrastructure construction to facilitate the development of an approximately 17-acre site (the "Site") located within the Willets Point Urban Renewal Area and the Special Willets Point District, east of Citi Field Stadium, and the development and construction of a mixed-use development on the Site, which PDA will also provide for NYCEDC to reimburse QDGII for certain expenditures incurred prior to the execution of the below described funding agreement and pay a developer fee, (ii) NYCEDC and QDGII to enter into a funding agreement (the "Phase 2 Funding Agreement") with respect to the eligible costs of (1) environmental remediation of certain previously unremediated portions of the Site and (2) construction of on-site and offsite infrastructure, including the installation of storm and sanitary sewers, new 12" water mains, improvements to existing streets, sidewalks, curbs, street trees, utility connections, and approximately 2.5 acres of open space, and (iii) any agreements necessary to obtain funds ("Funding Source Agreements") for the Phase 2 Funding Agreement, all on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. O'Sullivan, Ms. Lombera stated that NYCEDC anticipated entering into the Phase 2 Funding Agreement in 2024. At this time, PJ Berg, an Executive Vice President of NYCEDC, further explained that NYCEDC was negotiating final language for the Phase 2 Funding Agreement with the developer and hoped to submit it to the New York City Office of Management and Budget ("OMB") in the coming months as part of a Certificate to Proceed ("CP") package, and that following OMB's issuance of a CP NYCEDC would then submit it to the New York City Comptroller for registration.

In answer to a question from Ms. Anadu, Mr. Kimball stated that the proposed agreements should reduce by approximately a year the time for the project, and that NYCEDC was working to keep pace on this project to be able to move rapidly to the Phase 2 housing and the start of stadium construction. In answer to a question from Mr. McSpiritt, Mr. Kimball confirmed that NYCEDC's exposure would be limited to the \$18 million payable under the PDA, which would go to either capital expenses pending registration or payment of the developer fee, and that both were anticipated to be reimbursed. Mr. Kimball then provided a brief status update and progress summary on the overall project.

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

(b) Modifications to Previous Authorizations – On-Call Construction Management Retainers

Brian Larsen, a Senior Vice President of NYCEDC, presented a proposal for (i) amendments, as needed, to NYCEDC's contracts with Hudson Meridian Construction Group LLC, Hunter Roberts Construction Group, L.L.C. ("Hunter Roberts") and LiRo Engineers, Inc. (the "On-Call CM Contracts") pursuant to which on-call construction management ("CM"), pre-construction, construction and post-construction services may be undertaken by construction managers and their subcontractors for construction projects and related work, assigned on a task-by-task or project assignment basis by NYCEDC, to provide for services to be undertaken with up to an additional \$300,000,000 in the aggregate for the three On-Call CM Contracts, and (ii) any necessary agreements (including Funding Source Agreements) for project work under the On-Call CM Contracts, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Ms. Anadu, Mr. Larsen stated that there are no material differences between doing projects through stand alone contracts versus retainer contracts, except that it is faster to go through retainers. In answer to a question from Mr. Clement, Mr. Larsen stated that contractors' performance with respect to their Minority and Women-owned Business Enterprise ("M/WBE") goals were part of NYCEDC's general reporting. He stated that approximately 80-90% of the funds for the On-Call CM Contracts was for subcontracts selected by competitive means. He summarized projects to date under the On-Call CM Contracts and compared expenditures thereunder to stand alone CM Contracts. In answer to a second question from Ms. Anadu, Mr. Larsen explained that NYCEDC aimed to refresh these retainer contracts from time to time, that the contracts were good for 5 years, and that NYCEDC was already working on issuing a request for proposals for new retainers in Spring or Summer 2024.

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

(c) On-Call Design and Engineering Services: Retainer Contracts

Ramon Ponce, a Senior Project Manager of NYCEDC, presented a proposal for (i) a separate contract with each of Arup US, Inc. ("Arup"), Buro Happold Consulting Engineers, P.C. ("Buro Happold") and Smith-Miller + Hawkinson Architects LLP ("Smith-Miller + Hawkinson"), and any necessary amendments thereto (the "D & E Contracts"), for the provision of on-call design and engineering services on an as-needed basis for various NYCEDC-operated sites throughout the five boroughs of The City of New York (the "City"), and (ii) any needed Funding Source Agreements for project work under the D & E Contracts, on substantially the terms set forth in Exhibit C hereto.

Mr. Ponce stated that 41 firms had responded to the RFP for the contracts. In answer to a question from Mr. McSpiritt, Mr. Ponce stated that Smith-Miller + Hawkinson was a certified M/WBE firm, and that the other two proposed consultants

had compiled a team that include many potential M/WBE subconsultants. In answer to a question from Ms. Velez, Mr. Ponce stated that the term of each of these on-call retainers was 5 years.

In answer to a question from Ms. Anadu, Mr. Larsen explained that NYCEDC had a variety of on-call contracts which included construction management, design, and special inspections. In answer to a comment from Ms. Anadu, Mr. Larsen stated that NYCEDC made sure that its on-call consultants understood that they needed to perform well and at a competitive price in order to be selected for future projects. In answer to a second question from Ms. Velez, Mr. Ponce explained that the request for proposals ("RFP") for these retainers was set up so that NYCEDC could award a task either through a mini-RFP or on a task-by-task basis. Mr. Larsen added that NYCEDC's Asset Management and Capital Program Departments coordinated a lot and followed the same procedures. Ms. Velez suggested that it might be better to have more than three firms on retainer to increase competitiveness among the firms. In answer to a question from Ms. Velez, Mr. Ponce stated that NYCEDC worked to effectively balance the number of firms on retainer with its capacity to manage such contracts.

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

3. Other Contracts and Matters

The following contracts, authorizations, expenditures and matters were then presented to the Executive Committee for authorization after a brief summary of those matters by Jeanny Pak, Chief Financial Officer and an Executive Vice President of NYCEDC.

(a) NYC Catalyst Fund Due Diligence Consultant

A proposed consultant contract with Aon Consulting, Inc. to provide for operational due diligence services for prospective funds and fund managers contemplated by NYCEDC's New York City Catalyst Fund ("NYCCF"), an impact investing program that plans to invest up to \$40 million in debt and equity funds, managed by external fund managers, that align with the financial and impact goals of the NYCCF program, which are to generate positive, measurable social and environmental impact alongside a financial return, on substantially the terms set forth in Exhibit D hereto.

(b) NYC Ferry Vessel Oversight Services

A proposed consultant contract with Elliott Bay Design Group, LLC to provide for NYC Ferry on-call vessel oversight services with regard to existing vessels and any additional vessels obtained, on substantially the terms set forth in Exhibit E hereto.

In answer to a question from Mr. McSpiritt, Niko Martecchini, a Vice President of NYCEDC, explained that this consultant would do some work on a regular basis, which included regular maintenance audits to ensure that the operator was maintaining the NYCEDC-owned fleet in a cost effective manner, and do other work such as bringing in an expert if any accidents occurred to assess what happened, looking at upgrades that NYCEDC might make to the vessels to improve their reliability or fuel efficiency, or looking at fleet decarbonization or other aspects. In answer to a second question from Mr. McSpiritt, Mr. Martecchini stated that the industries that the selected consultant worked in were naval architecture and marine engineering.

(c) Women.NYC Network

A proposed amendment to a consultant contract with Intent Manifesto, LLC (the "Intent Contract") that was entered into in 2023 to develop and deliver project services for a term of one year for the Women.NYC Network, which provides a variety of services to address the social capital gap for women, to access strategic networks and role models in well-paying industries, to provide additional funds for additional project services for a second year under the Intent Contract, on substantially the terms set forth in Exhibit F hereto.

(d) Funding Agreements

(i) Proposed funding agreements with (1) New York Cancer Center, Inc. (the "Cancer Center") and (2) The American Museum of Natural History (the "Museum"), or affiliates, and (ii) any needed Funding Source Agreements for these projects, all on substantially the terms set forth in Exhibit G hereto.

In answer to a question from Ms. Velez, Mason Hess, a Vice President of NYCEDC, stated that NYCEDC's funding agreements typically had an M/WBE trigger when a project's allocation was at least \$3 million. Mr. Hess stated that he would follow up with the Directors on whether there were any M/WBE triggers with respect to the proposed funding agreements with the Cancer Center and the Museum.

(e) Citywide Rehabilitation/Improvements – Staten Island University Hospital Ballpark Capital Improvements

(i) One or more proposed amendments to NYCEDC's 2017 retainer facilities management/construction management ("FM/CM") contract (an "FM/CM Contract") with Hunter Roberts, to provide additional funds for additional CM services and services by subcontractors to undertake the replacement of the heating system, lighting upgrades and gutter replacement at the Staten Island University Hospital Ballpark, and (ii) any needed Funding Source Agreements related to this project work, on substantially the terms set forth in Exhibit H hereto.

(f) Citywide Rehabilitation/Improvements – Housing At Risk Taskforce (HART) Program

(i) One or more proposed amendments to NYCEDC's CM Contract with The McKissack Group, Inc. d/b/a McKissack & McKissack (the "McKissack CM Contract"), to provide as part of the Housing At Risk Taskforce (HART) Program funds to provide for CM services and project management staff which will assist the New York City Mayor's Office in coordinating City agencies that have administrative or permitting authority over at least 50 at-risk 421-a vested construction housing projects, to map a path and expedite permitting to reach a June 2026 deadline to obtain a Temporary Certificate of Occupancy under the expired Affordable New York 421-a tax abatement program, and to provide for an extension of the McKissack CM Contract to such time as is necessary to complete projects (including the HART Program project) that have already begun prior to the beginning of the extension period, and (ii) any needed Funding Source Agreements related to this project work, on substantially the terms set forth in Exhibit H hereto.

In answer to a question from Mr. McSpiritt, Robert Holbrook, an Executive Director of 'Get Stuff Built' for the New York City Mayor's Office, summarized the 421(a) Abatement Program, a tax abatement for housing. He then explained that the HART Program buildings were all multi-family housing projects that were in the middle of construction and had been vested, and that the requirement for vesting was that the building's construction work had to have started before the expiration of the program last year. In answer to a second question from Mr. McSpiritt, Mr. Holbrook stated that the developers could be a mix of for-profit and not-for-profit organizations.

(g) Modifications to Previous Authorizations – Full-Service Fire Suppression Systems Maintenance, Repair and Emergency Services

(i) Proposed modifications with respect to the contract with Unisys Electric Inc. ("Unisys") for full-service fire suppression systems maintenance, repair and emergency services at various properties owned and/or managed by NYCEDC, Citywide, including, without limitation, inspection of fire pumps, dry sprinkler systems, wet sprinkler systems, standpipe systems, fire extinguishers, and yard fire hydrants, and resulting work, to provide additional funds for additional project work, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit I hereto.

(h) Modifications to Previous Authorizations – Full-Service Fire Alarm Maintenance, Repair and Emergency Services

(i) Proposed modifications with respect to the contract with Unisys for full-service fire alarm maintenance, repair and emergency services for various properties managed by NYCEDC, Citywide, to provide additional funds for additional project work, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit I hereto.

(i) Modifications to Previous Authorizations – On-Call CCTV and Security Camera Maintenance, Repair and Emergency Services

(i) Proposed modifications with respect to the contract with Forge Communications LLC ("Forge") for on-call maintenance, repair and emergency services for the CCTV and security camera systems at properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, to provide additional funds for additional project work, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit I hereto.

In answer to a question from Ms. Velez, Jonathan Macato, a Senior Project Manager of NYCEDC, explained that the Forge contract was being doubled because in the last 18 months NYCEDC has had to fully overhaul the systems at the Brooklyn Army Terminal and other project sites, that the overhaul work required most of the original funds, and that the additional \$7 million was anticipated to cover repairs and other needed work for the rest of the 4-year contract term.

(j) Modifications to Previous Authorizations – Refrigeration Systems Repairs, Preventative Maintenance and Emergency Services

(i) Proposed modifications with respect to the contract with Hughes Environmental Engineering, Inc. d/b/a Hughes Environmental for repairs, preventative maintenance and emergency services on refrigeration systems in NYCEDC's asset portfolio, including the Brooklyn Wholesale Meat Market and New Fulton Meat Market, Citywide, to provide additional funds for additional project work, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit I hereto.

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

(i) Proposed modifications with respect to the contract with NV5 New York Engineers, Architects, Landscape Architects and Surveyors for design, engineering, permitting, and construction administration services for construction of a portion of 132nd Street and wetlands mitigation at the former Flushing Airport in College Point Corporate Park, Queens, to provide additional funds primarily for additional construction administration services for this project and watermain and roadway redesign services for this project, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit I hereto.

(l) Modifications to Previous Authorizations – Hunters Point South NYC Ferry Landing

(i) A proposed amendment to the contract with M.G. McLaren Engineering and Land Surveying, P.C. for marine design, engineering, permitting, construction administration, and other associated services related to the Hunters Point Ferry Landing project, which consists primarily of removing a landing, at the Hunters Point South NYC

Ferry Landing site in Long Island City, Queens, and replacing it with a new landing attached to the adjacent bulkhead, to provide additional funds for additional project related services, primarily for work related to a revised design scope for the Hunters Point Ferry Landing project, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit I hereto.

(m) Modifications to Previous Authorizations – Studio Program

(i) Proposed modifications with respect to the contract (the “New Lab Contract”) with New Lab, LLC (“New Lab”) for (1) Studio Program activities, which involve New Lab drawing from and applying its proprietary model “Innovation Studio” framework for a number of focus areas including a bespoke program focused on the theme of improving urban transportation, (2) Urban Technology Growth Hub activities, and (3) Venture Access NYC Founder Fellowship activities, to provide additional funds to provide for additional Studio Program related work to be undertaken in collaboration with City DOT, to assist City DOT and NYCEDC by providing information that reduces the risk in future transportation investments, developing policymaking collaborations to improve the conditions of the City’s surface transportation network, and (ii) any needed Funding Source Agreements for this project work, on substantially the terms set forth in Exhibit I hereto.

(n) Modifications to Previous Authorizations – NYC Media Lab

(i) Proposed modifications with respect to the contract between NYCEDC and the Tandon School of Engineering of New York University (the “Tandon Contract”) in connection with the NYC Media Lab program, a project to foster greater collaboration among various sectors of the media industry in New York City, including universities, corporations and other media industry stakeholders, with an overarching goal of (a) identifying and/or developing research projects and their commercial potential and (b) connecting institutions of higher education and the digital media communications industry, to encourage innovation, talent development and ultimately job growth and wealth creation in the City, to provide additional funds for the Tandon Contract to provide for the creation and operation of a digital game incubator for approximately two years, and to develop incubator curriculum and undertake related investor outreach/engagement, network building, events and mentorship, and to extend the term of the Tandon Contract, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit I hereto.

(o) Internal Audit Services Consultant

A proposed consultant contract (the “Internal Audit Contract”) with the respondent to the RFP for this project selected by staff for the Internal Audit Contract and approved for the contract by NYCEDC’s Audit Committee, for the provision by the outside consultant of many of NYCEDC’s internal auditing functions as part of the restructuring of NYCEDC’s internal audit activities, on substantially the terms set forth in Exhibit J hereto.

In answer to a question from Ms. Anadu, Ms. Pak stated that NYCEDC's Audit Committee would approve the selected firm and the final amount for the Internal Audit Contract.

Approval of Section 3 Contracts and Matters


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

4. Approvals

With respect to the items set forth in Sections 2(a) – (c) and 3(a) – (o) above, it was understood that ratification, authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

5. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the Executive Committee meeting was adjourned at 9:55 a.m.



Assistant Secretary

Dated: February 6, 2026
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

WILLETS POINT PHASE 2 INFRASTRUCTURE AND REMEDIATION
Executive Committee Meeting
December 19, 2023

Project: Remediation and infrastructure construction to facilitate the development of an approximately 17-acre site (the “**Site**”) located within the Willets Point Urban Renewal Area and the Special Willets Point District, east of Citi Field Stadium. The Site consists of Block 1820, Lots 1, 6, 18, 34, 108, Block 1822, Lot 17, Block 1823, Lots 1, 3, 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53, 100, Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58, 150, and Block 1833, Lots 103, 117 in the Borough of Queens. The Site lacks infrastructure and a portion requires environmental remediation. All parcels, except for Block 1820, Lots 6, 34 and 108 (the “Developer Northern Parcels”), are vacant and under City ownership; the Developer Northern Parcels will be transferred to City ownership by the Developer or its affiliates, at no cost, at a future date.

On October 13, 2023, NYCEDC entered into a Pre-Development Agreement (“**Phase 2 PDA**”) with Queens Development Group II, LLC (“**QDGII**”) to construct the second phase of the Willets Point development (“**Phase 2**”) on the Site.

Phase 2 comprises:

- Environmental remediation of certain previously unremediated portions of the Site (Block 1820, Lots 1, 6, 34, and 108, and Block 1823, Lots 1, 3, and 12) in accordance with either the State DEC Brownfield Cleanup Program standards or the NYC Office of Environmental Remediation’s Voluntary Cleanup Program standards (the “**Remediation Work**”);
- Construction of on-site and offsite infrastructure, including the installation of storm and sanitary sewers, new 12” water mains, improvements to existing streets subject to DOT standards, sidewalks, curbs, street trees, utility connections, and approximately 2.5 acres of open space (“**Infrastructure Work**”, and together with the Remediation Work, the “**Funding Agreement Work**”); and
- Construction of 100% affordable residential buildings (totaling approximately 1,400 housing units), as well as 60,000 square feet of retail, a 250-key hotel, and a 25,000-seat privately funded Major League Soccer stadium (the “**Phase 2 Private Work**”).

NYCEDC and QDGII are anticipated to enter into a Funding Agreement (the “**Phase 2 Funding Agreement**”) in 2024 with respect to the eligible costs of the Funding Agreement Work in the amount of \$272,761,000. Pursuant to the Phase 2 PDA, as described below NYCEDC is also required to pay a developer fee and potentially reimburse certain eligible expenses incurred by Developer in connection with the performance of the Funding Agreement Work.

Developer: QDGII, a joint venture between Queens Development Group, LLC (“**QDG**”), holding a 51% majority ownership interest, and CFG Stadium Group, LLC (“**CFG**”), holding a 49% interest. QDG is controlled by Related companies and Sterling Equities

companies and/or their affiliates. CFG is controlled by City Football Group Limited (United Kingdom).

Agreements to be Approved: The Phase 2 PDA and Phase 2 Funding Agreement.

Procurement Method: QDG was selected as the developer for the Site based on its response to a 2011 competitive RFP, and as a result the entering into of the Phase 2 PDA with a QDG affiliate, QDGII, is on a sole source basis.

Amount to be Approved: Up to \$18,000,000 in NYCEDC programmatic budget funds and/or City Tax Levy funds (to be disbursed under the Phase 2 PDA as described below) and up to \$272,761,000 in City Capital Budget (to be disbursed through the Phase 2 Funding Agreement).

Sources of Funds to NYCEDC: NYCEDC programmatic budget funds and/or City Tax Levy funds and City Capital Budget funds

Scope: NYCEDC proposes that certain terms set forth in the Phase 2 PDA be ratified to (i) allow QDGII to commence the Funding Agreement Work on an expedited basis and prior to entering into the Phase 2 Funding Agreement in order to prepare the Site for the Phase 2 Private Work, and (ii) allow QDGII to collect a Developer Fee for the Funding Agreement Work.

Pursuant to the Phase 2 PDA, the eligible Funding Agreement Work will be funded with City Capital Budget funds through the Phase 2 Funding Agreement, and eligible expenditures for the Funding Agreement Work will be reimbursed by NYCEDC with the City Capital Budget funds upon registration of the Phase 2 Funding Agreement by the City's Comptroller and availability of Phase 2 Funding Agreement proceeds. The Phase 2 Funding Agreement is in draft form and currently under negotiation (and subject to City Law, NYCEDC and OMB approval). However, to avoid a significant delay to the construction of the Phase 2 Private Work, once NYCEDC and QDGII have agreed in writing to the final form of the Phase 2 Funding Agreement, QDGII has the option of performing portions of the Funding Agreement Work prior to execution of the Phase 2 Funding Agreement, approval thereof by OMB and/or registration thereof by the City's Comptroller, pursuant to the following terms:

- (i) NYCEDC will (A) reimburse QDGII for eligible expenditures incurred by QDGII for the Funding Agreement Work if Comptroller registration of the Phase 2 Funding Agreement is not obtained by December 31, 2024 (as the same may be extended by NYCEDC pursuant to the provisions of the Phase 2 PDA) and the Phase 2 PDA is terminated as a result thereof (and not as a result of a Developer default), and (B) pay the Developer Fee (as defined below) earned through the date of termination of the Phase 2 PDA, if any; provided that (a) a Certificate to Proceed has been issued by OMB, and (b) QDGII or its affiliate has acquired the Developer Northern Parcels for disposition to the City and inclusion in the lease(s) of the Site.

Pursuant to the Phase 2 PDA up to \$18,000,000 is being authorized for the above Funding Agreement Work (and any earned Developer Fee) expenditures by NYCEDC, in accordance with clause (i) above and the below described developer fee.

QDGII will collect a 3% developer fee (totaling up to approximately \$8,182,830) (the “Developer Fee”) for the Funding Agreement Work. This fee is not capitably eligible and cannot be paid through the Phase 2 Funding Agreement. NYCEDC will pay such Developer Fee and will use City Tax Levy funds and/or NYCEDC programmatic budget funds to do so. In no event shall the reimbursements noted above in clause (i) and the Developer Fee exceed \$18,000,000 in the aggregate. If the Phase 2 Funding Agreement is successfully registered by the Comptroller on or by December 31, 2024 (as the same may be extended by NYCEDC), NYCEDC shall no longer have the reimbursement obligation set forth in clause (i)(A) above. NYCEDC’s obligation to pay the Developer Fee shall remain and is payable based on QDGII achieving specified construction milestones as set forth in the Phase 2 PDA..

Proposed Resolution: To ratify the execution of the Phase 2 PDA by an empowered officer to advance the program substantially as described herein and to authorize the President and any empowered officer to enter into a funding agreement that was procured on a sole source basis, substantially as described herein, and any agreements necessary to obtain funds for said agreement.

NYCEDC Project Code: 1906

Staff: Hester Muis, Executive Vice President, Real Estate Transaction Services
PJ Berg, Executive Vice President, Real Estate Transaction Services
John Raymond, Vice President, Real Estate Transaction Services
Kevin Dunlevy, Assistant Vice President, Real Estate Transaction Services
Maria Lombera, Senior Associate, Real Estate Transaction Services
Sharmaine Belton, Associate, Real Estate Transaction Services
Judy Fensterman, Assistant General Counsel, Legal

EXHIBIT B

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS—CM RETAINERS
Executive Committee Meeting
December 19, 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 (including Funding Source 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 |
|--|--|---|--|--|---|
| Hudson Meridian Construction Group LLC; Hunter Roberts; and LiRo Engineers, Inc. | Citywide | Up to a total of \$300,000,000 in aggregate for retainer CM Contracts with the three named contactors, from any source then available | On-call CM Contracts pursuant to which CM, pre-construction, construction and post-construction services are undertaken by CMs and their subcontractors for construction projects and related work, assigned on a task-by-task or project assignment basis by NYCEDC, including, but not limited to, projects for waterfront properties; marinas; piers; bulkheads; public open spaces; parks; plazas; playgrounds; transportation; roadways; streetscape; infrastructure; utilities; sewers; water mains; demolition; buildings; renovations; new construction; and technical studies. Each CM acts as a CM and procures subcontractors for project work assigned to it in a manner permitted under its contract. Subcontractors retained may in turn subcontract certain work. | To provide for amendments as needed for services to be undertaken with up to an additional \$300,000,000 in the aggregate for the three retainer CM Contracts, bringing the total authorized amount of those contracts to up to \$600,000,000. The sources of the funds will vary depending on the particular task or project assignment but may include any source then available, including, without limitation, City Capital Budget funds, City Tax Levy funds, and Federal and New York State funds. | Approval Date: 11/07/2019 Project Code: 7372 |

Relevant Staff: Alyssa Fernandes, Assistant Vice President, Capital Program
Valentino Mills, Vice President, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

EXHIBIT C

**ON-CALL DESIGN & ENGINEERING SERVICES:
RETAINER CONTRACTS
Executive Committee Meeting
December 19, 2023**

| | |
|-------------------------------|---|
| Project Description: | Provision of on-call design and engineering services on an as-needed basis for various NYCEDC-operated sites throughout the five Boroughs |
| Borough: | Citywide |
| Type of Contracts: | Consultant contracts and any needed Funding Source Agreements |
| Amount to be Approved: | Up to \$60,000,000 in the aggregate for three consultant contracts |
| Type of Funds: | The source of funds will vary depending on the particular task or project and may include, without limitation, City Capital Budget funds, City Tax Levy funds and NYCEDC programmatic budget funds. |
| Procurement Method: | Publicly advertised RFP |

Agreements to be Approved: A separate contract with each of the following consultants and any necessary amendments thereto for Project services (collectively, the “Design Consultant Contracts”):

- Arup US, Inc.
- Buro Happold Consulting Engineers, P.C
- Smith-Miller + Hawkinson Architects LLP

Scope of Work: The Design Consultant Contracts are to provide on-call design and engineering services for a wide range of projects, to meet the needs of NYCEDC-operated sites quickly and efficiently as they arise. Currently contemplated projects include, but are not limited to, projects for BAT window and boiler replacement and exterior wall repairs, BAT Phase IV redevelopment, a BAT sub-division project, 1680 Lexington Avenue window and façade project, Arthur Avenue Market HVAC project, and Hunts Point flood mitigation work.

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

Relevant Staff: Ramon Ponce, Senior Project Manager, Asset Management
Eric Bassig, Assistant Vice President, Asset Management
Jose Figueroa, Vice President, Asset Management
David Aneiro, Senior Vice President, Asset Management
Candace Chung, Senior Counsel, Legal

Project Code: 10428

EXHIBIT D

NYC CATALYST FUND DUE DILIGENCE CONSULTANT
Executive Committee Meeting
December 19, 2023

Project Description: NYCEDC's New York City Catalyst Fund ("NYCCF") is an impact investing program that plans to invest up to \$40 million in debt and equity funds, managed by external fund managers, that align with the financial and impact goals of the program, which are to generate positive, measurable social and environmental impact alongside a financial return. NYCEDC proposes to retain an NYCCF due diligence consultant (the "Due Diligence Consultant") that will provide operational due diligence services for prospective funds and fund managers contemplated by the NYCCF.

Borough: Citywide

Type of Contract: Consultant contract

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

Type of Funds: Funds derived from repaid Urban Development Action Grant ("UDAG") program loans

Procurement Method: Publicly advertised RFP

Agreement to be Approved: A Due Diligence Consultant contract (the "Due Diligence Consultant Contract") with Aon Consulting, Inc. to provide services substantially as described herein

Scope of Work: Upon request from NYCEDC, the Due Diligence Consultant will be responsible for a detailed evaluation of a prospective fund and fund manager's firm, governance, legal structure, compliance, service providers, financing, internal controls, investments, and cybersecurity policies, among other items. The Due Diligence Consultant will synthesize its findings for each investment opportunity in a due diligence report for NYCEDC, which will be factored into the NYCCF evaluation process.

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

Relevant Staff: Brinda Ganguly, Executive Vice President, Strategic Investments Group
Shawn Shafiei, Vice President, Strategic Investments Group
Audrey Ellen, Assistant Vice President, Strategic Investments Group
Matthew Smith, Senior Associate, Strategic Investments Group
Eduardo Fernandez, Associate, Strategic Investments Group
Rick Elbaum, Senior Counsel, Legal

Project Code: 10306

EXHIBIT E

NYC FERRY VESSEL OVERSIGHT SERVICES
Executive Committee Meeting
December 19, 2023

Project Description: NYC Ferry on-call vessel oversight services.

Borough: Citywide

Type of Contract: Consultant contract

Amount to be Approved: Up to \$3,000,000

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: Publicly advertised RFP

Agreement to be Approved: A consultant contract (the “Vessels Oversight Contract”) for vessel oversight services with Elliott Bay Design Group LLC (the “Consultant”).

Scope of Work: NYCEDC owns the 38 passenger vessels that currently comprise the NYC Ferry fleet. The vessels are operated by a private operator, HNY Ferry II LLC, at 25 landings across the five boroughs.

The vessel oversight services will be provided with regard to existing vessels and any additional vessels obtained. The scope of work will include, but not be limited to, vessel compliance audits, maintenance management system audits, providing technical assistance and expertise in connection with naval architecture, marine engineering and vessel design work, vessel procurement and rehabilitation oversight, accessibility assessments and recommendations, fleet decarbonization studies, surveys, inspections and post-incident investigations, vessel planning, vessel condition assessments, regulatory review, and other tasks as assigned. These tasks will be completed by the Consultant on an on-call basis at NYCEDC’s discretion. It is anticipated that the Consultant may subcontract some of the services.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Vessels Oversight Contract and to take any actions and make payments necessary to effectuate the purposes of such agreement, substantially as described herein

Relevant Staff: James Wong, Executive Vice President, NYC Ferry
Gordon Loeb, Vice President, NYC Ferry
Niko Martecchini, Vice President, NYC Ferry
Katie Hermann, Senior Counsel, Legal

Project Code: 6154

EXHIBIT F

WOMEN.NYC NETWORK
Executive Committee Meeting
December 19, 2023

Project Description: The Women.NYC Network (the “Project”), provides a variety of services to address the social capital gap for women. The gap is the key challenge for women, to access strategic networks and role models in well-paying industries. The Project, which serves mostly women from underserved communities, has a unique focus on high growth sectors/NYCEDC priority sectors (green economy, technology and life sciences) where women are heavily underrepresented.

Borough: Citywide

Type of Contract: An amendment (the “Amendment”) to a consultant contract (the “Consultant Contract”) that was entered into in February 2023 to develop and deliver Project services for a term of one year for a maximum contract price of \$100,000

Contractor: Intent Manifesto, LLC

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

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: M/WBE small purchase

Agreement to be Approved: The Amendment to provide for the second year of Project services under the Consultant Contract, the need for which was demonstrated by the demand for continued programming coupled with findings from a Project assessment that demonstrated a greater need for, and expansion of, the Project services. The Amendment will add a second year to the Consultant Contract term, additional funding, and additional services to the Project.

Scope of Work: The Project is an easy-to-access service that offers a variety of ways to connect with volunteer industry leaders and subject matter experts (“Advisors”) by lowering the entrance barrier for participants.

Currently the Project has served over 800 women and comprises three core services:

- Digital Office Hours: 30-minute online one-on-one advising sessions.

- Power Circles: small group sessions (both online and in-person) that are industry-focused or topic-oriented and led by the Advisors.
- Shadowing opportunities: beginning in the first quarter of 2024, site visits or “a day at work” at key organizations in NYCEDC’s priority sectors to provide a glimpse into the real-world experience of working in these industries.

The Amendment will add the following new tasks to the Project services:

- Event planning for large events: coordinating vendors, scheduling events, selecting venues, getting permits, coordinating transportation and parking, arranging for speakers or presenters, venue set up, event security and compliance, catering, and coordinating event supplies and activities.
- Project Outreach: Engaging with community stakeholders by coordinating outreach efforts and providing marketing tools to reach the target audience. This will ensure the Project is engaged with community grassroots organizations, Advisors, and Project stakeholders through enrichment activities and partnerships. Intent Manifesto, LLC will also gather input and report back regularly to ensure that the Project is meeting the needs of the participants.
- Ancillary Services: Upon NYCEDC approval, Intent Manifesto, LLC will supply Project operational materials for activities, such as printing event materials and workshop workbooks, transportation of heavy equipment to and from event venues, and audio-video services.

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

Relevant Staff: Diana Franco, Vice President, Initiatives, Women.NYC
Sofia Mussa, Assistant Vice President, Initiatives, Women.NYC
Izzy Cohn, Senior Counsel, Legal

Project Code: 10222

EXHIBIT G

FUNDING AGREEMENTS
Executive Committee Meeting
December 19, 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) New York Cancer Center, Inc. (the "Cancer Center"), a not-for-profit corporation – Funding Agreement | 2075 McDonald Avenue, Brooklyn | City Capital Budget funds made available by the City Council | Up to \$2,136,000 | To fund a portion of the cost for the demolition of the existing internal structure of the Cancer Center's facility at McDonald Avenue and the reconstruction at the site of a new, larger building with a full cellar and second floor.. |
| (2) The American Museum of Natural History, a not-for-profit corporation – Funding Agreement | 200 Central Park West, Manhattan | City Capital Budget funds made available by the Department of Cultural Affairs, a portion of which have been provided by the Manhattan Borough President and the City Council | Up to \$14,218,000 | To fund a portion of the cost of various equipment to be installed at education facilities, exhibition space and laboratories located primarily within a newly constructed addition to the museum. |

NYCEDC Project Codes: (1) 10308, (2) 10722

Relevant Staff: (1) Josh Altshuler, Vice President; (2) Sandy Chung, Vice President

Description of Contractors

- (1) **New York Cancer Center, Inc.** integrates the very latest information and expertise in cancer research to fulfill its mission to provide patients with the knowledge, hope and support that will empower them to take an active role in their treatment and healing options, while embracing them with warm and caring attention.
- (2) **The American Museum of Natural History** is one of the world's preeminent scientific and cultural institutions. The Museum has advanced its global mission to discover, interpret and disseminate information about human cultures, the natural world, and the universe through a wide ranging program of scientific research, education and exhibition.

EXHIBIT H

CITYWIDE REHABILITATION/ IMPROVEMENTS
Executive Committee Meeting
December 19, 2023

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

The proposed amendments are sole source amendments to contracts that were competitively procured. Each contractor is acting as a CM and may procure subcontractors for the Project work assigned to it in a manner permitted under its contract. Subcontractors retained by the contractors may, in turn, subcontract certain work.

| Contract | Work Site | Borough | Project Work | Estimated Maximum Cost and Type of Funds | Project Code |
|---|---|----------------|--|--|---------------------|
| (1) 2017 Hunter Roberts retainer FM/CM Contract | Staten Island University Hospital ("SIUH") Ballpark, formerly known as Richmond County Bank Ballpark, Staten Island | Staten Island | Construction management services and services by subcontractors to undertake the replacement of the heating system, lighting upgrades and gutter replacement at SIUH Ballpark. | Up to \$1,713,051 of City Capital Budget funds and up to \$300,000 of NYCEDC programmatic budget funds for the Hunter Roberts contract, resulting in an overall authorization of up to \$2,013,051 for project work. | 10610 |

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|--|----------|----------|---|---|-------|
| (2) The McKissack retainer CM Contract | Citywide | Citywide | <p>The project work described below is part of the Housing At Risk Taskforce (HART) Program</p> <p>McKissack will provide construction management services and project management staff who will assist the Mayor's Office in coordinating City agencies that have administrative or permitting authority over at least 50 at-risk 421-a vested construction housing projects, to map a path and expedite permitting to reach a June 2026 deadline to obtain a Temporary Certificate of Occupancy required under the expired Affordable New York 421-a tax abatement program.</p> <p>In addition, the term of the McKissack contract is being extended to such time as is necessary to complete projects (including the HART program project) that have already begun prior to the beginning of the extension period.</p> | <p>Up to \$1,484,100, from NYCEDC programmatic budget funds. It is anticipated that NYCEDC will be reimbursed for 50% of such cost by funds made available by the New York City Housing Development Corporation.</p> <p>.</p> | 10749 |
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Relevant Staff: (1) Allegra Vanderlaan, Project Manager, Asset Management
Daleana Vega, Assistant Vice President, Asset Management
Jose Figuereo, Vice President, Asset Management
David Aneiro, Senior Vice President, Asset Management
Michael Barone, Senior Counsel, Legal

(2) Jose Figuereo, Vice President, Asset Management
Giovanni Haddock, Vice President, Asset Management
David Aneiro, Senior Vice President, Asset Management
Michael Barone, Senior Counsel, Legal

EXHIBIT I

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
December 19, 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 (including Funding Source 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) Unisys Electric Inc. ("Unisys") | Properties owned and/or managed by NYCEDC, Citywide | Up to \$2,605,836 of NYCEDC programmatic budget funds | Full-service fire suppression systems maintenance, repair and emergency services, including, without limitation, inspection of fire pumps, dry sprinkler systems, wet sprinkler systems, standpipe systems, fire extinguishers, and yard fire hydrants, and resulting work | To provide up to an additional \$4,000,000 (anticipated to be NYCEDC programmatic budget funds) for project work, bringing the total authorized amount of this Unisys contract to up to \$6,605,836 | Date: 04/27/2023 Project Code: 7487 |

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|--|---|---|---|---|---|
| (2) Unisys | Various properties managed by NYCEDC, Citywide | Up to \$2,047,568 of NYCEDC programmatic budget funds | Full-service fire alarm maintenance, repair, and emergency services | To provide up to an additional \$7,000,000 (anticipated to be City Capital Budget, City Tax Levy and/or NYCEDC programmatic budget funds) for project work, bringing the total authorized amount of this Unisys contract to up to \$9,047,568 | Date: 04/27/2023 Project Code: 7488 |
| (3) Forge Communications LLC ("Forge") | Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide | Up to \$7,000,000 of NYCEDC programmatic budget funds and other types of funds, if any, then available for the services | On-call maintenance, repair and emergency services for the CCTV and security camera systems at properties owned and/or managed by NYCEDC or designated by NYCEDC for such services | To provide up to an additional \$7,000,000 (anticipated to be NYCEDC programmatic budget funds) for project work, bringing the total authorized amount of the Forge contract to up to \$14,000,000 | Date: 04/27/2022 Project Code: 9934 |
| (4) Hughes Environmental Engineering, Inc. d/b/a Hughes Environmental ("Hughes") | Properties in NYCEDC's asset portfolio, including Brooklyn Wholesale Meat Market and New Fulton Fish Market, Citywide | Up to \$3,000,000 of NYCEDC programmatic budget funds | To perform repairs, preventative maintenance, and emergency services on refrigeration systems. Hughes will furnish labor, supervision, schedules, tools, equipment, supplies and other materials, and permits for the refrigeration services. | To provide up to an additional \$1,000,000 (anticipated to be NYCEDC programmatic budget funds) for project work, bringing the total authorized amount of the Hughes contract to up to \$4,000,000 | Date: 08/12/2020 Project Code: 9175 |

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|--|---|--|---|---|---|
| (5) NV5 New York-Engineers, Architects, Landscape Architects and Surveyors | 132 nd Street between 20 th and 23 rd Avenues, and the former Flushing Airport in College Point Corporate Park, Queens | Up to \$1,850,000; City Capital Budget funds | Design, engineering, permitting, and construction administration services for construction of a portion of 132 nd Street and wetlands mitigation at a portion of the former Flushing Airport | To provide up to an additional \$350,000 of City Capital Budget funds primarily for additional construction administration services for this project and watermain and roadway redesign services for this project, bringing the total authorized amount of the NV5 contract to up to \$2,200,000. | Approval Date: 12/20/2022 Project Code: 3023 |
| (6) M.G. McLaren Engineering and Land Surveying, P.C. ("McLaren") | Hunters Point South NYC Ferry Landing site at 52-10 Center Boulevard, Long Island City, Queens | Up to \$1,000,000 of City Capital Budget Funds and/or other funds then available | Marine design, engineering, permitting, construction administration, and other associated services related to the Hunters Point Ferry Landing project, which consists primarily of removing a landing and replacing it with a new landing attached to the adjacent bulkhead | To amend the McLaren contract to provide up to an additional \$1,500,000 of City Capital Budget Funds primarily for work related to a revised design scope for the Hunters Point Ferry Landing project, bringing the total authorized amount of the contract to up to \$2,500,000 | Approval Date: 3/15/2022 Project Code: 6155 |

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| (7) New Lab, LLC ("New Lab") | Citywide | Up to a total of \$10,815,870 for (a) a contract with New Lab for Studio Program (described herein) activities, Urban Technology Growth Hub ("Growth Hub") activities, and Venture Access NYC Founder Fellowship ("Founder Fellowship") activities, and (b) a contract with Grand Central Technology Accelerator LLC ("Grand Central") for Growth Hub and Founder Fellowship activities. | There are at least three tasks performed by New Lab as part of its contract with NYCEDC. The Studio Program involves New Lab drawing from and applying its proprietary model "Innovation Studio" framework, which was built by New Lab to research complex challenges, convene stakeholders, build solutions, and pilot innovations, for a number of focus areas including a bespoke program focused on the theme of improving urban transportation. As part of its work, New Lab is, in collaboration with City DOT, drawing from and applying the "Innovation Studio" framework to assist City DOT and NYCEDC by providing information that reduces the risk in future transportation investments, developing policymaking collaborations to improve the conditions of the City's surface transportation | To provide up to an additional \$90,870 made available by City DOT for the New Lab contract for the Studio Program related work being undertaken in collaboration with City DOT (bringing the total authorized amount for NYCEDC's contracts with New Lab and Grand Central to up to \$10,906,740) and increasing the amount of such work. | Approval Date: 09/28/2023 Project Code: 60920001 |
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| | | | <p>network.</p> <p>New Lab is also one of the contractors tasked with developing, launching and operating the Growth Hub. In addition, it provides services as part of the Founder Fellowship.</p> | | |
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|---|--------------------------|---|---|--|---|
| (8)Tandon School of Engineering of New York University ("NYU Tandon") | 370 Jay Street, Brooklyn | Up to \$3,660,000 was previously authorized for work related to NYC Media Lab | <p>The NYC Media Lab program is a project to foster greater collaboration among various sectors of the media industry in the City, including universities, corporations and other media industry stakeholders, with an overarching goal of (a) identifying and/or developing research projects and their commercial potential and (b) connecting institutions of higher education and the digital media communications industry, to encourage innovation, talent development and ultimately job growth and wealth creation in the City.</p> <p>Programming to date includes, among other matters:</p> <ul style="list-style-type: none"> • Events and community building: leadership events, demo days, newsletter | <p>To provide for the creation and operation of a digital game incubator for approximately two years, and to develop incubator curriculum and undertake related investor outreach/engagement, network building, events and mentorship.</p> <p>The contract will be extended to provide for this new activity and the amount of the contract will be increased by up to an additional \$317,500 from funds previously made available to NYCEDC by Charter Communications, Inc. for the Media Lab project, making the total authorized amount for the contract up to \$3,977,500</p> | <p>Approval Date: 9/27/2019</p> <p>Project Code: 3738</p> |
|---|--------------------------|---|---|--|---|

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|--|--|--|---|--|--|
| | | | <ul style="list-style-type: none"> • Implementation of corporate innovation and R&D • Incubator for media startups • Talent recruitment <p>Funding organizations include NYCEDC, the Mayor's Office of Media and Entertainment and Charter Communications Inc.</p> | | |
|--|--|--|---|--|--|

Relevant Staff: (1), (2), (3),(4) Jonathan Macato, Senior Project Manager, Property Operations

John Tseng, Vice President, Property Operations

Jack Wilde, Vice President, Business Operations

Mary Adams, Senior Counsel, Legal

Michael Barone, Senior Counsel, Legal

(5) Sara Herrera, Project Manager, Capital Program

Sakiru Okeowo, Vice President, Capital Program

Jennifer Cass, Senior Vice President, Capital Program

Mary Adams, Senior Counsel, Legal

(6) Qiyi Li, Project Director, Capital Program

Sakiru Okeowo, Vice President, Capital Program

Jennifer Cass, Senior Vice President, Capital Program

Michael Barone, Senior Counsel, Legal

(7) John Petinos, Senior Project Manager, Initiatives

Shelby Thomson, Vice President, Initiatives

Kyle Joyce, Counsel, Legal

(8) Sonia Park, Vice President, Initiatives

AJ Jean, Senior Project Manager, Initiatives

Izzy Cohn, Senior Counsel, Legal

EXHIBIT J

INTERNAL AUDIT SERVICES CONSULTANT
Executive Committee Meeting
December 19, 2023

Project Description: Provision by an outside consultant of many of NYCEDC's internal auditing functions as part of the restructuring of NYCEDC's internal audit activities

Borough: Citywide

Type of Contract: Consultant contract

Amount to be Approved: Up to \$2,500,000 for the consultant contract entered into for Project services, with the specific amount to be approved by the Audit Committee

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: Publicly advertised RFP

Agreement to be Approved: A multiyear consultant contract (the "Internal Audit Contract") with the respondent to the RFP for this Project selected by staff for the Internal Audit Contract and approved for the contract by NYCEDC's Audit Committee.

Scope of Work: The consultant will work in collaboration with and be managed by a Senior Vice President of NYCEDC, or other officer of NYCEDC, and will work in collaboration with other employees or representatives of NYCEDC, to provide internal audit and related consultation services on an ongoing and as-needed basis for NYCEDC, NYCIDA, Build NYC Resource Corporation, The Trust for Cultural Resources of the City of New York and other NYCEDC affiliated entities. Services to be provided may include performing the annual risk assessment of NYCEDC and the other entities listed above, helping prepare and implement internal audit plans, completion of internal audits and/or assessments, helping to establish and to review best practices and methodology, and other services and projects related to internal audit activities, including working with NYCEDC's Audit Committee.

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

Relevant Staff: Jeanny Pak, Chief Financial Officer, President's Office
Christine Robinson, Vice President & Senior Advisor, President's Office
James Higgins, Senior Counsel, Legal

Project Code: 10686