



NOTICE OF REGULAR MEETING OF THE EXECUTIVE COMMITTEE  
OF NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
MARCH 19, 2024

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") will be held at 9:00 a.m. on Tuesday, March 19, 2024, 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 agenda for the meeting is as follows:

- I. Approval of Minutes of the February 6, 2024 Regular Meeting of the Executive Committee
- II. Contracts and Other Matters
  - Modifications to Previous Authorizations – LifeSci NYC Internship Program
  - Science Park and Research Campus ("SPARC") Kips Bay-Design Contract
  - Workforce Development Programs
  - Funding Agreement: Women's Housing and Economic Development Corporation
  - Property Management Related Services
  - Whitehall Ferry Terminal, St. George Ferry Terminal and Staten Island Ferryboats: Advertising Agreement
  - New Stapleton Waterfront Infrastructure and Open Space Project: Phases 2 and 3
- III. Such other business as may properly come before the meeting

New York, New York  
Dated: March 13, 2024

Mark Silversmith  
Assistant Secretary



MEETING OF  
THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
March 19, 2024

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## 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



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
February 6, 2024

A regular meeting of the Executive Committee (the "Committee") of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Tuesday, February 6, 2024, in Conference Center A/B, on the 14<sup>th</sup> Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

Margaret Anadu  
Nathan Bliss (as alternate for Maria Torres-Springer)  
Eric Clement  
Andrew Kimball  
James McSpiritt  
Patrick J. O'Sullivan, Jr.  
Elizabeth Velez  
Betty Woo

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

The meeting was called to order at 9:41 a.m. Meredith Jones, an Executive Vice President, General Counsel and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the December 19, 2023 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the December 19, 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, expenditures and matters were then presented to the Executive Committee for authorization after a brief summary of those matters by Jeanny Pak, an Executive Vice President of NYCEDC. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibits attached hereto.)

### (a) Landings Upgrades and Construction of Two Flex Barges

A proposal for (i) a construction management (“CM”) contract (a “CM Contract”) with Hunter Roberts Construction Group, L.L.C. for CM, construction, planning, procurement and oversight services, and other construction-related services, for resiliency and other upgrades to three vessel landing sites and the construction of two flex barges that can be used by Ollis-Class vessels in emergencies or in the event of a disruption of the regional transportation network, and (ii) any agreements necessary to obtain funds (“Funding Source Agreements”) for this project work, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. McSpiritt, Jessica Greenspan, an Assistant Vice President of NYCEDC, stated that these facilities would service large Staten Island Ferry-class vessels. In answer to a second question from Mr. McSpiritt, Ms. Greenspan stated that the overall aim of the project was to provide contingency service in the case of a transportation disruption in New York City, that NYCEDC was working with the New York City Department of Transportation (“City DOT”) on this project through a Federal Transit Administration grant, and that the flex barges could be deployed to locations in New York Harbor in the event of a disruption and the Ollis-Class vessels could dock at them. In answer to a third question from Mr. McSpiritt, James Wong, an Executive Vice President of NYCEDC, explained that in 2013 City DOT was using part of a resiliency grant to build two Ollis-Class vessels and part of the rationale for the present work was that the flex barges, which NYCEDC agreed to help build and deliver, could be used in the harbor or other locations in the event that there were issues at the St. George and Whitehall terminals. In answer to another question from Mr. McSpiritt, Mr. Wong stated that initially it was a post-Superstorm Sandy resiliency grant for which City DOT led the grant application.

### (b) Ferry and Facility Safety, Security and Operations Support for NYC Ferry

A proposal for (i) a consultant contract with Safety Management Systems, LLC (the “SMS Agreement”) for on-call ferry and facility safety, security and operations support services for operation of NYC Ferry, and (ii) any actions and payments necessary to effectuate the purposes of the SMS Agreement, on substantially the terms set forth in Exhibit B hereto.

(c) 126<sup>th</sup> Street Harlem African Burial Ground Memorial and Mixed-Use Project: Education and Engagement Services

A proposed consultant contract, and possibly amendments thereto, with Bridge Philanthropic Consulting, LLC to provide education and engagement services for the 126<sup>th</sup> Street Harlem African Burial Ground Memorial and Mixed-Use Project, the site of which project will be home to a mixed-use project that will include a permanent outdoor memorial and indoor cultural education center dedicated to the Harlem African Burial Ground's history, those who were buried there, and Harlem's Black community in the 1600s-1800s, on substantially the terms set forth in Exhibit C hereto.

(d) Modifications to Previous Authorizations – Urban Technology Growth Hub

(i) With respect to the contract (the "GC Tech Contract") with Grand Central Technology Accelerator LLC ("Grand Central Tech") for (1) Urban Technology Growth Hub ("Growth Hub") activities, and (2) Venture Access NYC Founder Fellowship activities, to provide additional funds for the GC Tech Contract to provide for the operation of an additional cohort of the Workforce Development Program ("WDP") portion of the Growth Hub, which WDP portion involves Grand Central Tech providing program activities focused on creating an on-ramp for public university students to gain access to meaningful work in the technology sector through paid work opportunities (primarily internships) relevant to their fields of academic study at New York City-based startups and growth stage companies, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

(e) Modifications to Previous Authorizations – Venture Access NYC Pledge & Survey

A proposal for (i) an amendment to the contract with Ventureneer, LLC (the "Ventureneer Contract") for implementation of the Venture Access NYC Pledge & Survey, which includes research, setting benchmarks and reporting on diversity, equity and inclusion in The City of New York's (the "City's") venture capital ("VC") ecosystem, and convening a community of VC firms committed to working together to improve representation in their operations in order to better reflect and leverage the City's creativity and diversity, to provide additional funds for the Ventureneer Contract to be used primarily for continued program management including VC firm recruiting, onboarding, and engagement, and execution of community convenings, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

(f) Modifications to Previous Authorizations – The Bronx Museum of the Arts

(i) With respect to the contract with Consigli Construction Co., Inc. (the "Consigli Contract") for CM services for The Bronx Museum of the Arts ("BxMA") project, which includes demolition of portions of the BxMA building and construction work related to

building a new atrium and other portions of the building, including, among other improvements, a new and prominent entry, lobby and café, and improved interior circulation and gallery spaces, to provide additional funds for (1) additional project scope related to deep energy conservation measures, and (2) increased project construction costs, (ii) the provision of funds for special inspection services and (iii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit D hereto.

(g) Modifications to Previous Authorizations – Hunts Point Produce Market

A proposal for (i) an amendment to the terms of the reimbursement agreement between NYCEDC and the leading respondent (the “Developer”) to the 2019 Request for Expressions of Interest for the redevelopment of the Hunts Point Produce Market facility (the “Produce Market Project”) to provide for reimbursement for certain costs to be incurred by the Developer for due diligence work related to the Produce Market Project, to (1) increase the amount reimbursable to the Developer by up to \$750,000 to up to \$1,000,000, (2) to provide that the Developer may be reimbursed in connection with certain predevelopment due diligence work (as previously authorized) but may also be reimbursed for National Environmental Policy Act federal environmental review and certain redesign related costs for the project, and (3) to provide that the amount will be reimbursable if a lease between the City and Developer is not executed by March 29, 2025, instead of by December 31, 2024, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit D hereto.

(h) Modifications to Previous Authorizations – New Public Health Laboratory

(i) With respect to a contract with Skidmore, Owings & Merrill LLP (the “SOM Contract”) for architectural design and related services for the new public health laboratory facility (the “PHL”) at 40 West 137<sup>th</sup> Street, Manhattan, which will consist of approximately 230,000 gross square feet of new construction, will serve and strengthen the City by building resiliency in defense against infectious diseases and will maintain the City’s role as a world-class testing facility, to provide additional funds for the SOM Contract to provide for services in accordance with the latest project schedule and scope for the new PHL, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpiritt, Dan Colangione, a Vice President of NYCEDC, explained that the proposed additional \$5,000,000 essentially brought the project in line with NYCEDC’s original estimate, and that therefore nothing had substantially changed for the project.



(i) Modifications to Previous Authorizations – On-Call General Contracting Services

(i) With respect to NYCEDC's contract with Girandola & Shutkind Construction Corp. (the "Girandola Contract") for general contracting services including, without limitation, repairs, construction, maintenance and emergency services on an on-call basis or pre-described basis, including removal, replacement and/or repairs of various roll down gates and doors, at properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide, to provide additional funds for additional project services under the Girandola Contract, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit D hereto.

(j) Modifications to Previous Authorizations – Boiler and Heating System Services

(i) With respect to NYCEDC's contract with Reveal Consulting Services Inc. (the "Reveal Contract") for boiler and heating system services including, but not limited to, installation of new equipment, maintenance and upkeep of existing equipment, repair and emergency services at various properties Citywide owned and/or managed by NYCEDC or designated by NYCEDC for project services, to provide that the source of funds for any project task under the Reveal Contract may be NYCEDC programmatic budget funds as well as any other type of funds, if any, then available for the task, including, without limitation, City Capital Budget funds and City Tax Levy funds – at this time, it was contemplated that certain boiler upgrades at the Brooklyn Army Terminal will be funded through City Tax Levy funds – and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit D hereto.

(k) Funding Agreements

(i) Proposed funding agreements with (1) Ali Forney Center, (2) Emerald Isle Immigration Center, Inc. and (3) Ohel Children's Home and Family Services, Inc., or affiliates, and (ii) any needed Funding Source Agreements for these projects, on substantially the terms set forth in Exhibit E hereto.

Approval of Section 2 Contracts and Matters

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution sections of Exhibits A – E hereto. Such motion was seconded and approved. Ms. Velez recused herself from voting on the item set forth in Section 2(a) hereto. Mr. O'Sullivan recused himself from voting on the item set forth in Section 2(g) hereto.

3. Approvals

With respect to the items set forth in Sections 2(a) – (k) above, it was understood that authorization and approval of such matters included authorization for the President

and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

4. Adjournment

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

\_\_\_\_\_  
Assistant Secretary

Dated: \_\_\_\_\_  
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
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CM .....	A construction manager
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DCAS .....	New York City Department of Citywide Administrative Services
EIS .....	Environmental Impact Statement
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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.
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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**

**LANDINGS UPGRADES AND CONSTRUCTION OF TWO FLEX BARGES**  
**Executive Committee Meeting**  
**February 6, 2024**

<b>Project Description:</b>	CM, construction, planning, procurement and oversight services, and other construction-related services, for resiliency and other upgrades to three vessel landing sites and the construction of two flex barges.
<b>Borough:</b>	Manhattan, Queens, Brooklyn
<b>Type of Contract:</b>	CM Contract
<b>Amount to be Approved:</b>	Up to \$2,425,734
<b>Type of Funds:</b>	75% Federal Transit Administration funds, 25% City Capital Budget funds
<b>Procurement Method:</b>	Public RFP using the competitive sealed proposals procurement method
<b>Last Exec. Comm. Approval:</b>	November 15, 2022 (design)
<b>Agreement to be Approved:</b>	A CM Contract with Hunter Roberts for Project services

**Scope of Work:** The New York City Comprehensive Ferry Transit Resilience Project was developed by City DOT and NYCEDC to help safeguard the New York regional transportation system, including both ferry and land-based portions of the network, against the threats posed by future storms and other emergencies – threats likely to be exacerbated by rising sea levels and an increased frequency of severe weather. The current portion of the project is made up of two parts: upgrades to vessel landing locations and the construction of two flex barges that can be used by Ollis-Class vessels in emergencies and in the event of a disruption to the regional transportation network, and necessary appurtenances. Three separate landing locations will be upgraded as necessary to accommodate Ollis-Class vessels and to improve resiliency at the landing locations: the NYC Ferry landing at East 34th Street in Manhattan, Brooklyn Cruise Terminal at Pier 12 in Brooklyn, and the NYC Ferry Landing at Long Island City Gantry Plaza State Park in Queens.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the contract with Hunter Roberts and any needed Funding Source Agreements, substantially as described herein.

**Relevant Staff:** Jess Greenspan, Assistant vice President, Asset Management  
Greg Dixon, Vice President, Asset Management  
Dave Aneiro, Senior Vice President, Asset Management  
Mary Adams, Senior Counsel, Legal

**Project Code:** 10454

## **EXHIBIT B**

**FERRY AND FACILITY SAFETY, SECURITY AND OPERATIONS SUPPORT FOR  
NYC FERRY**

**Executive Committee Meeting  
February 6, 2024**

<b>Project Description:</b>	On-call ferry and facility safety, security and operations support services for operation of NYC Ferry.
<b>Borough:</b>	Citywide
<b>Type of Contract:</b>	Consultant contract
<b>Amount to be Approved:</b>	Up to \$1,000,000
<b>Type of Funds:</b>	NYCEDC programmatic budget funds
<b>Procurement Method:</b>	Publicly advertised RFP
<b>Agreement to be Approved:</b>	A consultant contract for Project services with Safety Management Systems, LLC (the "Consultant").

**Scope of Work:** NYCEDC requires the services of a consultant with auditing and technical expertise to assist with comprehensive ferry and facility safety, security and vessel operations support services with regard to NYC Ferry. NYCEDC operates the NYC Ferry system through a contracted operator (the "Vessel Operator"). The Consultant shall perform annual audits of NYCEDC's Facility Security Plan for the ferry landings that NYCEDC manages and semi-annual audits of the Vessel Operator's Safety Standard Operating Procedures and Safety Management Practices. The scope of services shall also include, but not be limited to, conducting drills, exercises, and trainings, and assisting with other additional operational and safety tasks as requested. The Consultant will also assist NYCEDC and the Vessel Operator in complying with the requirements of the Maritime Transportation Security Act of 2002 and the regulations promulgated thereunder

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 a consulting contract with the Consultant 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  
Matthew Petric, Senior Vice President, NYC Ferry  
Gordon Loebel, Vice President, NYC Ferry  
John Andreo, Assistant Vice President, NYC Ferry  
Katie Hermann, Senior Counsel, Legal

**Project Code:** 6154



## **EXHIBIT C**

**126<sup>th</sup> STREET HARLEM AFRICAN BURIAL GROUND MEMORIAL AND MIXED USE  
PROJECT: EDUCATION AND ENGAGEMENT SERVICES  
Executive Committee Meeting  
February 6, 2024**

<b>Project Description:</b>	NYCEDC is contracting with a consultant to provide education and engagement services for the 126 <sup>th</sup> Street Harlem African Burial Ground Memorial and Mixed-Use Project. The City-owned Site, which encompasses an entire Manhattan city block, will be home to a mixed-use project that will include a permanent outdoor memorial and indoor cultural education center dedicated to the Harlem African Burial Ground's history, those who were buried there, and Harlem's Black community in the 1600s-1800s.
<b>Borough:</b>	Manhattan
<b>Type of Contract:</b>	Consulting contract
<b>Amount to be Approved:</b>	Up to \$300,000
<b>Type of Funds:</b>	City Capital Budget funds
<b>Procurement Method:</b>	Public RFP
<b>Agreement to be Approved:</b>	A consultant contract, and possible amendments thereto, with Bridge Philanthropic Consulting, LLC ("Bridge") to provide Project services

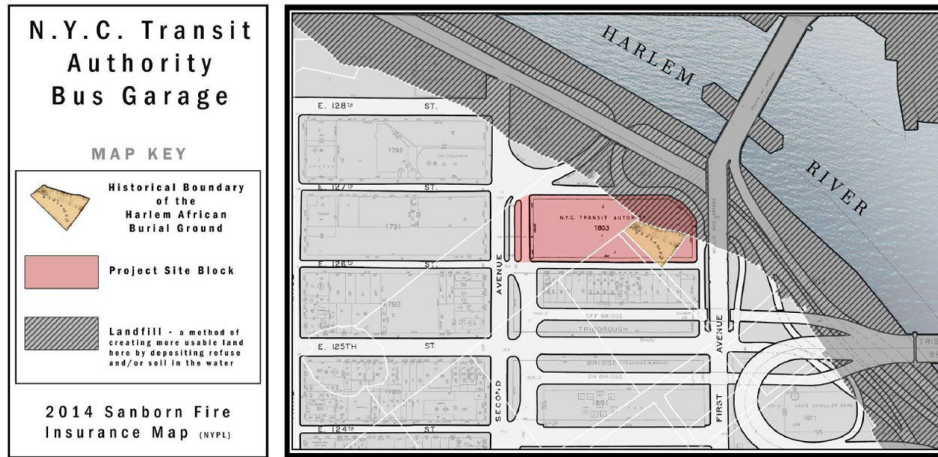
**Scope of Work:** Develop and implement an education and engagement strategy that focuses on the historical and cultural impact of the Harlem African Burial Ground. As part of this work, the consultant shall work closely with NYCEDC and the Harlem Burial Ground Initiative to educate Harlem communities about the legacy of the site and the site's archaeology work, later providing a report and other deliverables on the impact of its work.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the consultant contract and possible amendments thereto with Bridge substantially as described herein

**Relevant Staff:** Erich Bilal, Vice President, Neighborhood Strategies  
Saradine Pierre, Project Manager, Neighborhood Strategies  
Tiffany Lacker, Senior Counsel, Legal

**Project Code: 6352**

**Project Location**



## **EXHIBIT D**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS**  
**Executive Committee Meeting**  
**February 6, 2024**

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

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

Contractor	Project Site Address(es), Borough	Amount and Type of Funds	Project Work	Proposed Modification	Last Exec. Comm. Approval and Project Code
(1) Grand Central Technology Accelerator LLC ("Grand Central Tech")	Citywide	Up to a total of \$10,906,740 for (a) a contract with New Lab, LLC ("New Lab") for Studio Program activities, Urban Technology Growth Hub ("Growth Hub") activities, and Venture Access NYC Founder Fellowship ("Founder Fellowship") activities, and (b) a contract with Grand Central Tech for Growth Hub and Founder Fellowship activities. Additional funds for additional services are being added to the Grand Central Tech contract pursuant to this item.	<p>There are at least two tasks performed by Grand Central Tech as part of its contract with NYCEDC.</p> <p>As one of the contractors tasked with developing, launching and operating the Growth Hub, Grand Central Tech provides workspace, access to a professional network, and sector-specific programming for technology startup and growth stage companies that address New York City's most pressing urban challenges related to sustainability, technology, healthcare, and government. As part of the Workforce Development Program portion of the Growth Hub, Grand Central Tech provides program activities focused on creating an on-ramp for public university students to gain access to meaningful work in the technology sector through paid work opportunities (primarily internships) relevant to their fields of academic study at NYC-based startups and growth stage companies.</p> <p>Grand Central Tech also provides services as part of the Founder Fellowship.</p>	To provide up to an additional \$98,000 in NYCEDC programmatic budget funds for the Grand Central Tech contract to operate an additional cohort of the Workforce Development Program portion of the Growth Hub (bringing the total authorized amount for NYCEDC's contracts with New Lab and Grand Central Tech to up to \$11,004,740).	<p>Approval Date: 12/19/23</p> <p>Project Code: 60920002</p>

(2) Ventureneer, LLC	Citywide	Up to \$275,000	Implementation of the Venture Access NYC Pledge & Survey, including research, setting benchmarks and reporting on diversity, equity and inclusion in the City's venture capital ("VC") ecosystem, and convening a community of VC firms committed to working together to improve representation in their operations in order to better reflect and leverage the City's creativity and diversity.	To amend the Project agreement with Ventureneer LLC to provide up to an additional \$150,000 in funds provided by Ford Foundation, bringing the total authorized amount of the contract to up to \$425,000. These additional Project funds shall be used primarily for continued program management including VC firm recruiting, onboarding, and engagement, and execution of community convenings.	Approval Date: 8/9/2022  Project Code: 9510
(3) Consigli Construction Co., Inc. ("Consigli")	The Bronx Museum of the Arts ("BxMA"), 1040 Grand Concourse, The Bronx	Up to \$26,230,000 of City Capital Budget funds was previously authorized primarily for the BxMA design contract and the BxMA CM Contract, of which approximately \$3,000,000 has been allocated to the design and consulting services contract with Marvel Architects, Landscape Architects, Urban Designers, PLLC, and approximately \$23,230,000 has been allocated to	<p>The BxMA project includes demolition of portions of the building and construction work related to building a new atrium and other portions of the building. The work will include, among other improvements, a new and prominent entry, lobby and café, and provide improved interior circulation and gallery spaces.</p> <p>Consigli is providing CM Services and will procure subcontractors for the project work in a manner permitted under its contract. Subcontractors may, in turn, subcontract certain work.</p>	NYCEDC proposes to increase the authorization for the BxMA project by up to \$7,128,000 of City Capital Budget funds, bringing the total authorization for the project to up to \$33,358,000. \$3,112,000 will be made available by DCAS for additional scope related to deep energy conservation measures. \$4,016,000 will be made available by the City's Department of Cultural Affairs for increased construction costs. Of the \$7,128,000, approximately \$6,918,000 will be used for Consigli's contract bringing the total amount allocated for this contract to approximately \$30,148,000. The remaining funds will be used to fund special inspection services for	Approval Date: 11/15/2022  Project Code: 9315

		the CM Contract with Consigli.		the project under an existing retainer contract.	
(4) Leading respondent to the 2019 Request for Expressions of Interest ("RFEI") for the redevelopment of the Hunts Point Produce Market facility (the "Developer")	Hunts Point Produce Market, Hunts Point, The Bronx	Up to \$250,000 of NYCEDC programmatic budget funds	Reimburse the Developer pursuant to a reimbursement agreement for up to \$250,000 of costs incurred in connection with certain predevelopment due diligence work the Developer needs to conduct (primarily environmental investigations and tests) to inform and finalize facility design and facilitate meaningful lease negotiations, if a lease between the City and the Developer for the Produce Market Development Project is not executed by December 31, 2024	An amendment to the terms of the proposed reimbursement agreement between NYCEDC and the Developer to increase the amount reimbursable to the Developer by up to \$750,000 to up to \$1,000,000; to provide that the Developer may be reimbursed in connection with certain predevelopment due diligence work (as previously authorized) but may also be reimbursed for NEPA federal environmental review and certain redesign related costs for the project; and to provide that the amount will be reimbursable if a lease between the City and Developer is not executed by March 29, 2025, instead of December 31, 2024. The Developer indicates it has spent over \$2,000,000 in project costs since the 2019 RFEI. As the project is subject to Federal funding deadlines that mandate environmental review and design completion by 2025, such due diligence work must commence now. If the lease is not executed by March 29, 2025, the Developer shall be entitled to the lesser of	Approval Date: 8/8/2023  Project Code: 10565

				(a) \$1,000,000 and (b) the amount of reimbursable Developer costs for the Produce Market project actually incurred by the Developer.	
(5) Skidmore, Owings & Merrill LLP ("SOM")	New public health laboratory facility (the "PHL") at 40 West 137 <sup>th</sup> Street, Manhattan	Up to \$30,000,000 of City Capital Budget and/or City Tax Levy funds	SOM is performing architectural design and related services for the new PHL, which will consist of approximately 230,000 gross square feet of new construction, will serve and strengthen the City by building resiliency in defense against infectious diseases and will maintain the City's role as a world-class testing facility. The PHL will include Department of Health and Mental Hygiene police facilities, a walk-in testing facility, laboratories, offices, central administration, building services and circulation and mechanical spaces.	It is proposed to increase the authorization for the SOM contract by up to an additional \$5,000,000 of City Capital Budget and/or City Tax Levy funds (bringing the total authorized amount of the SOM contract to up to \$35,000,000) to provide services in accordance with the latest project schedule and scope for the new PHL.	Approval Date: 05/06/2020  Project Code: 6991
(6) Girandola & Shutkind Construction Corp. ("Girandola")	Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide	Up to \$15,000,000 in the aggregate for contracts for general contracting services with Girandola, Cow-Bay Sprinkler Corp. and C & B General Construction Corp.	General contracting services including without limitation, repairs, construction, maintenance and emergency services on an on-call basis or pre-described basis, including removal, replacement and/or repairs of various roll down gates and doors.	To provide an additional \$5,000,000 of City Capital Budget, City Tax Levy and/or NYCEDC programmatic budget funds for the Girandola contract	Approval Date: 4/27/2023  Project Code: 10325
(7) Reveal Consulting Services Inc. ("Reveal")	Properties owned and/or managed by NYCEDC or designated by NYCEDC for project services, Citywide	Up to \$5,000,000; NYCEDC programmatic budget funds	Boiler and heating system services, including, but not limited to, installation of new equipment, maintenance and upkeep of existing equipment, repair and emergency services, at various sites	Currently only NYCEDC programmatic budget funds are approved for the Reveal contract. This modification is to provide that the source of funds for any task under this contract may be	Approval Date: 11/09/2021  Project Code: 9745



				NYCEDC programmatic budget funds as well as any other type of funds, if any, then available for the task, including, without limitation, City Capital Budget funds and City Tax Levy funds. At this time it is contemplated that certain boiler upgrades at BAT will be funded through City Tax Levy funds.	
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**Relevant Staff:** (1)Daria Siegel, Vice President, Initiatives  
Brian Shoicket, Assistant Vice President, Initiatives  
Caroline Nguyen, Senior Counsel, Legal  
Kyle Joyce, Counsel, Legal

(2)Fernando Montejo, Assistant Vice President, Initiatives  
Daria Siegel, Vice President, Initiatives  
Caroline Nguyen, Senior Counsel, Legal  
Kyle Joyce, Counsel, Legal

(3)Sheila Lin, Senior Project Manager, Capital Program  
Zack Aders, Vice President, Capital Program  
Len Greco, Senior Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

(4)Jinquan Liang, Vice President, Asset Management  
Alyana Roxas, Assistant Vice President, Asset Management  
Randi Cohen, Senior Counsel, Legal

(5) Henry Yoon, Senior Project Manager, Capital Program  
Dan Colangione, Vice President, Capital Program  
Elizabeth Arnaiz, Executive Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

(6) Joel Rivera, Senior Project Manager, Asset Management  
Jose Figuereo, Vice President, Asset Management  
Jack Wilde, Vice President, Asset Management  
Dave Aneiro, Senior Vice President, Asset Management  
Michael Barone, Senior Counsel

(7)Miguel Maldonado, Vice President, Asset Management  
Jonathan Thompson, Vice President, Asset Management  
Candace Chung, Senior Counsel, Legal

## **EXHIBIT E**

**FUNDING AGREEMENTS**  
**Executive Committee Meeting**  
**February 6, 2024**

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

<b>Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)</b>	<b>Project Site Addresses, Borough</b>	<b>Source or Type of New NYCEDC Funds</b>	<b>Amount Under New Agreement/ Amendment</b>	<b>Application of Funds</b>
(1) Ali Forney Center, a not-for-profit corporation – Funding Agreement	337 Convent Avenue, Manhattan	City Capital Budget funds made available by the City Council	Up to \$2,900,000	To fund a portion of the cost of the acquisition of 337 Convent Avenue to serve as transitional housing and provide on-site programming and services for homeless transgender young adults.
(2) Emerald Isle Immigration Center, Inc., a not-for-profit corporation – Funding Agreement	4275 Katonah Avenue, Bronx	City Capital Budget funds made available by the City Council	Up to \$1,550,000	To fund a portion of the cost for the remodeling of the second floor, and the construction of a new third floor and elevator, at the Katonah Avenue facility to provide expanded services to the immigrant community.

(3) Ohel Children's Home and Family Services, Inc., a not-for-profit corporation – Funding Agreement	1268 East 14 <sup>th</sup> Street, Brooklyn	City Capital Budget funds made available by the City Council	Up to \$1,500,000	To fund a portion of the cost for build-out of the fourth floor of the East 14 <sup>th</sup> Street facility to provide additional programming space for those with developmental disabilities and severe mental illness.
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**NYCEDC Project Codes:** (1) 10069; (2) 7804; (3) 10630

**Relevant Staff:** (1) Gregory Sullivan, Assistant Vice President; (2), (3) Chrysoula Kapelonis, Project Manager

### **Description of Contractors**

- (1) **Ali Forney Center (“AFC”)** is a not-for-profit organization providing housing and wraparound services for homeless lesbian, gay, bisexual, transgender, and questioning (“LGBTQ”) young people in New York City. AFC’s mission is to protect homeless LGBTQ+ youths from the harms of homelessness and empower them with the tools needed to be independent.
- (2) **Emerald Isle Immigration Center, Inc.** is a not-for-profit immigration and social services provider serving the immigrant community in all five boroughs from centers in Woodside, Queens and Woodlawn, The Bronx. It serves clients from more than 73 nations, providing immigrant legal services, senior services such as cultural gatherings and activities, mental health screenings, meals-on-wheels, language classes, English as a Second Language classes, and know-your-rights workshops.
- (3) **Ohel Children’s Home and Family Services, Inc.** (“Ohel”) is a not-for-profit organization that helps individuals and families deal with lifelong disabilities, life cycle needs, traumatic events, addiction issues, and situational crises. For over a half century, Ohel has been providing services that help build lives, homes, and communities to face social, developmental, and emotional challenges.

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-LIFESCI NYC INTERNSHIP PROGRAM**  
**Executive Committee Meeting**  
**March 19, 2024**

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

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

<b>Contractor</b>	<b>Project Site Address(es), Borough</b>	<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>	<b>Last Exec. Comm. Approval and Project Code</b>
Upper West Strategies, LLC	Citywide	Up to \$3,750,000 in City Tax Levy funds and up to \$500,000 in IDA funds	The LifeSci NYC Internship Program (the "Program") connects selected students with unique opportunities at life sciences companies and institutions in the City, may subsidize the compensation of a "host" company's interns to expand the number of opportunities for students, and provides a suite of career-building programmatic activities and events	An amendment to the previously authorized contract to provide up to an additional \$380,000 in City Tax Levy funds for the Project Work	Approval Date: 9/30/2022  Project Code: 6997

**Relevant Staff:** Susan Rosenthal, Senior Vice President, Life Sciences and Healthcare  
Monica Malowney, Vice President, Life Sciences and Healthcare  
Mikko Baylosis, Senior Project Manager, Life Sciences and Healthcare  
Izzy Cohn, Senior Counsel, Legal

**SCIENCE PARK AND RESEARCH CAMPUS ("SPARC") KIPS BAY-DESIGN  
CONTRACT**

**Executive Committee Meeting**

**March 19, 2024**

<b>Project Description:</b>	The Science Park and Research Campus ("SPARC") Kips Bay project involves deconstructing the existing The City University of New York ("CUNY") Hunter College Brookdale Campus in Kips Bay, Manhattan, and undertaking construction primarily on the former CUNY campus to develop approximately 2,210,000 square feet of new public health, educational, and life science facilities. NYCEDC will undertake the deconstruction of the existing CUNY campus and will oversee site preparation and infrastructure work and the design and construction of facilities on the eastern portion of the site, including approximately 710,000 square feet of educational facilities for CUNY and New York City Public Schools ("NYCPS"). NYCEDC's work will include delivering a flood wall, open space, a pedestrian bridge crossing the FDR Drive, and reconstruction of a portion of East 26 <sup>th</sup> Street. Pursuant to a future NYCEDC Board authorization, approximately 1,500,000 square feet of life science and public health facilities are anticipated to be contracted for and constructed by a private developer on the western portion of the site.
<b>Borough:</b>	Manhattan
<b>Type of Contract:</b>	Design contract to be approved at this time
<b>Amount to be Approved:</b>	Up to \$72,500,000 for the design contract plus, if needed, any funds that are hereafter authorized for other NYCEDC contracts for the SPARC project that it is determined are not needed for those other contracts
<b>Type of Funds:</b>	City Capital Budget funds
<b>Procurement Method:</b>	A publicly advertised RFP

**Agreements to be Approved:**

- An agreement and any necessary amendments thereto with Ennead Architects LLP (the “Design Contract”) to provide design and related consulting services for NYCEDC’s portion of the overall SPARC project
- Any needed Funding Source Agreements or amendments thereto

**NYCEDC Project Work:** The Project work to be undertaken by or through NYCEDC includes design and construction work associated with (i) deconstruction of the existing CUNY Hunter College Brookdale Campus, (ii) site preparation work for the entire site, (iii) infrastructure work for the eastern portion of the site and with regard to East 26<sup>th</sup> Street between 1<sup>st</sup> Avenue and the FDR Drive, (iv) approximately 530,000 square feet of building space for the CUNY campus, housing various educational institutions such as Hunter College School of Nursing, CUNY Graduate School of Public Health and Health Policy, Borough of Manhattan Community College Health Care Programs, and shared facilities, and (v) approximately 180,000 square feet of building space for a new NYCPHS high school facility specializing in healthcare and sciences, featuring classrooms, a gymnasium, a cafeteria and plant operations.

In addition, approximately 0.6 acres of public open space will be created by NYCEDC to connect the campus to the surrounding neighborhood, maintaining ADA access from the site to 26th and 25th Streets. This open space will include greenery, seating areas and an approximately 1,500 square feet programmable SPARC Pavilion for exhibitions or a cafe. As part of its work, NYCEDC will also (i) demolish and provide a replacement for the existing non-ADA compliant pedestrian bridge over the FDR Drive, providing a connection to and from Waterside Plaza, and (ii) construct a flood wall on the site as part of the East Midtown Coastal Resiliency project, aimed at providing flood mitigation for the larger neighboring community.

At this time, NYCEDC proposes to enter into the Design Contract.

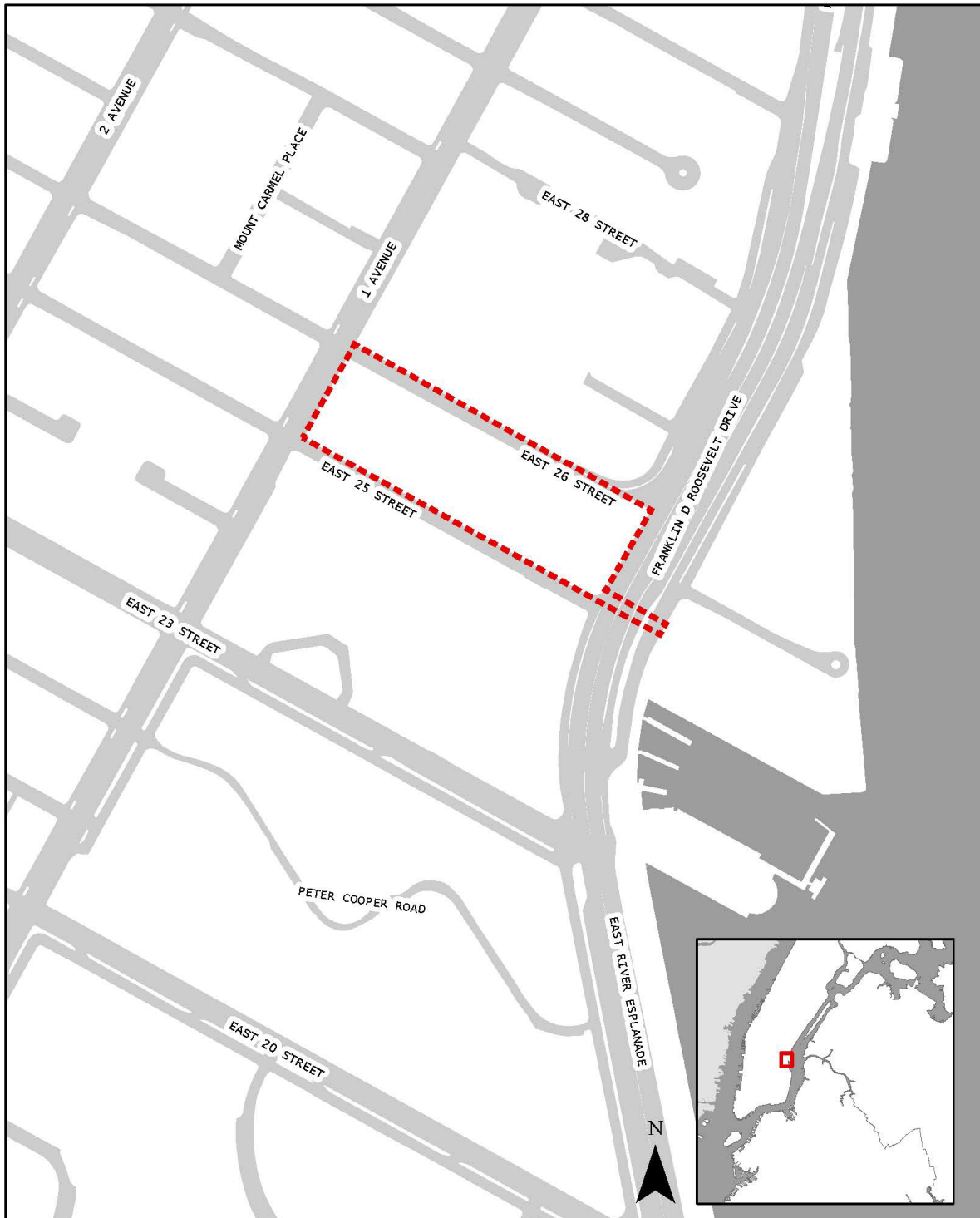
**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Design Contract, any needed Funding Source Agreements, and any needed amendments to these agreements, substantially as described herein

**Relevant Staff:** Sean Yang, Project Director, Capital Program  
Zack Aders, Vice President, Capital Program  
Jennifer Cass, Senior Vice President, Capital Program  
Brian Larsen, Senior Vice President, Capital Program  
Kathryn Prybylski, Senior Vice President, Capital Program  
Elizabeth Arnaiz, Executive Vice President, Capital Program  
Mary Adams, Senior Counsel, Legal

**Project Code:** 10086



## Science Park and Research Campus Kips Bay



\*This map is for illustration purposes only

NYCEDC MGIS 2/16/24

## CONSENT ITEMS

Project Name	Contracts to be Amended or Entered into and Matters to be Approved	Amounts to be Approved	Tab
Workforce Development Programs	<ul style="list-style-type: none"> <li>An agreement with Workforce Development Corporation to provide for the development, administration and implementation of workforce training programs and other workforce development initiatives citywide for the period July 1, 2023 through June 30, 2024</li> <li>Any needed Funding Source Agreements</li> </ul>	Up to \$16,000,000	6
Funding Agreement	<ul style="list-style-type: none"> <li>A funding agreement (the “WHED Funding Agreement”) with Women’s Housing and Economic Development Corporation (“WHED”) or an affiliate to fund a portion of the cost of renovation and replacement of HVAC systems on the basement, first floor, and tenth floor at WHED’s facility at 50 East 168<sup>th</sup> Street, the Bronx</li> <li>Any needed Funding Source Agreements for this project</li> </ul>	Up to \$487,805 for the WHED Funding Agreement	7

Property Management Related Services	<ul style="list-style-type: none"> <li>• A retainer contract, and possible amendments to such retainer contract, with Aqua Audit, Inc (the “Aqua Contract”) to provide for water meter reading services</li> <li>• A retainer contract, and possible amendments to such retainer contract, with Utilities Research Associates Group, Inc. (the “Utilities Contract”) to provide for electric meter reading services</li> <li>• Any needed Funding Source Agreements</li> </ul> <p>[all related to properties owned, leased and/or managed by NYCEDC or designated by NYCEDC for such services, citywide, including, without limitation, BAT, Bush Terminal, Pier 11 in Manhattan, South Street Seaport Campus, South Brooklyn Marine Terminal, and La Marqueta]</p>	<ul style="list-style-type: none"> <li>• Up to \$200,000 for the Aqua Contract</li> <li>• Up to \$500,000 for the Utilities Contract</li> </ul>	8
Whitehall Ferry Terminal, St. George Ferry Terminal and Staten Island Ferryboats: Advertising Agreement	An advertising agreement with Island Adworx Advertising, Inc. d/b/a Communication Associates (“FerryAds”) for an initial term of five years with one renewal term for an additional five years, at the discretion of NYCEDC and City DOT, to provide for advertising on the Staten Island Ferryboats and at St. George Ferry Terminal and Whitehall Ferry Terminal and related activities.	<p>FerryAds shall pay a fee to NYCEDC in the amount of 25% of the gross revenues from the advertising (subject to a minimum guaranteed base fee). FeryAds shall retain the balance of the gross revenues.</p> <p>FerryAds will pay a minimum guaranteed base fee, consisting of \$281,160/year with 1% annual escalations.</p>	9

<p>New Stapleton Waterfront Infrastructure and Open Space Project: Phases 2 and 3</p>	<ul style="list-style-type: none"> <li>• One or more amendments (the “Arup Amendments”) to NYCEDC’s contract (the “Arup Contract”) with Ove Arup &amp; Partners P.C. for planning, engineering, design and related consultant services for Phases 2 and 3 (hereinafter defined), to provide for additional project engineering, design and related services and additional funds</li> <li>• One or more amendments (the “LiRo Amendments”) to NYCEDC’s contract (the “LiRo Contract”) with LiRo Engineers, Inc. for CM services, including pre-construction, construction, post-construction, resident engineer and inspection, and other related services, for Phases 2 and 3, to reduce the authorized funding for such work</li> <li>• A force account agreement (the “Nat Grid Agreement”) with National Grid NY and one or more amendments thereto (the “Nat Grid Amendments”) to provide project accommodation and related services primarily related to the relocation of utility services for Phases 2 and 3</li> <li>• A force account agreement (the “NYCT Agreement”) with New York City Transit Authority to provide project accommodation and related services for Phases 2 and 3</li> <li>• Any needed Funding Source Agreements</li> </ul> <p>[all for Phases 2 and 3 improvements (“Phases 2 and 3”) to the waterfront at, and adjacent to, the former United States Navy Homeport site, and adjacent upland areas, in Stapleton, Staten Island]</p>	<ul style="list-style-type: none"> <li>• A total authorization as described below for the below contracts for the Phases 2 and 3 project of up to \$173,432,652.17</li> <li>• Up to an additional \$3,953,644.31 for the Arup Amendments, bringing the total authorized amount for the Arup Contract to up to \$13,260,758.31 plus any funds authorized but not needed for any other contract for Phases 2 and 3</li> <li>• Up to \$154,243,585 for the LiRo Contract plus any funds authorized but not needed for any other contract for Phases 2 and 3</li> <li>• Up to \$930,839 for the Nat Grid Agreement and up to an additional \$3,942,951 for the Nat Grid Amendments, bringing the total authorized amount for the Nat Grid Agreement as amended to up to \$4,873,790</li> <li>• Up to \$1,054,518.86 for the NYCT Agreement</li> </ul>	<p>10</p>
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**WORKFORCE DEVELOPMENT PROGRAMS**  
**Executive Committee Meeting**  
**March 19, 2024**

**Project Description:** The development, administration and implementation of workforce training programs and other workforce development initiatives (the “Workforce Initiatives”)

**Borough:** Citywide

**Type of Contracts:** An agreement for Project services and any needed Funding Source Agreements

**Amounts to be Approved:** Up to \$16,000,000

**Type of Funds:** City Tax Levy funds and/or Federal funds provided by SBS to NYCEDC

**Procurement Methods:** Sole source

**Last Exec. Comm. Approval:** April 27, 2023

**Agreements to be Approved:**

- An Agreement with Workforce Development Corporation for Project services (the “WDC Agreement”)
- Any needed Funding Source Agreements

**Scope of Work:** Undertake Workforce Initiatives activities citywide for the period July 1, 2023 through June 30, 2024, many of which Project services have already been performed. WDC has performed similar services for NYCEDC for several years. WDC’s ability to continue providing these Project services will ensure that New Yorkers receive much-needed assistance in obtaining job skills necessary to find employment in the current economic climate.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the WDC Agreement and any needed Funding Source Agreements, substantially as described herein

**Relevant Staff:** Maryann Catalano, Chief Contracting Officer, Contracts  
Lyndell Wright, Vice President, Contracts  
Mark Silversmith, Special Counsel, Legal

**Project Code:** 10797

**FUNDING AGREEMENT**  
**Executive Committee Meeting**  
**March 19, 2024**

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

<b>Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)</b>	<b>Project Site Addresses Borough</b>	<b>Source or Type of New NYCEDC Funds</b>	<b>Amount Under New Agreement/ Amendment</b>	<b>Application of Funds</b>
(1) Women's Housing and Economic Development Corporation ("WHED"), a not-for-profit corporation – Funding Agreement	50 East 168 <sup>th</sup> Street, the Bronx	City Capital Budget funds made available by the City Council	Up to \$487,805	To fund a portion of the cost of renovation and replacement of HVAC systems on the basement, first floor, and tenth floor at WHED's facility at 50 East 168 <sup>th</sup> Street

**NYCEDC Project Code:** (1) 7703

**Relevant Staff:** (1) Joshua Altshuler, Vice President

## **Description of Contractor**

- (1) **Women's Housing and Economic Development Corporation** is a not-for-profit community development organization whose mission is to give the South Bronx access to the resources that create thriving neighborhoods – from sustainable, affordable homes, high-quality early education and after-school programs, to fresh, healthy food, cultural programming, and economic opportunity. Its primary areas of programming are affordable housing development, small business development, community economic revitalization, youth education, and family services.

**PROPERTY MANAGEMENT RELATED SERVICES**  
**Executive Committee Meeting**  
**March 19, 2024**

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

The proposed retainer contracts and possible amendments thereto have been procured through competitive RFPs.

<b>Contractor Name and Agreement / Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)</b>	<b>Project Site Address(es), Borough</b>	<b>Amount Under New Agreement/ Amendment and Type of Funds</b>	<b>Project Work</b>	<b>Project Code</b>	<b>Last Exec. Comm. Approval</b>
(1) Aqua Audit, Inc	Properties owned, leased and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide, including, without limitation, BAT, Bush Terminal, Pier 11 in Manhattan, South Street Seaport Campus, South Brooklyn Marine Terminal, and La Marqueta.	Up to \$200,000; NYCEDC programmatic budget funds	Water meter reading services	10303	N/A



(2) Utilities Research Associates Group, Inc	Properties owned, leased and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide, including, without limitation, BAT, Bush Terminal, Pier 11 in Manhattan, South Street Seaport Campus, South Brooklyn Marine Terminal, and La Marqueta,.	Up to \$500,000; NYCEDC programmatic budget funds	Electric meter reading services	10001	N/A
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**Relevant Staff:** Jonathan Macato, Senior Project Manager, Property Operations  
John Tseng, Vice President, Property Operations  
Eric Bassig, Assistant Vice President, Property Operations  
Mary Adams, Senior Counsel, Legal

**WHITEHALL FERRY TERMINAL, ST. GEORGE FERRY TERMINAL AND  
STATEN ISLAND FERRYBOATS: ADVERTISING AGREEMENT**  
**Executive Committee Meeting**  
**March 19, 2024**

<b>Project Description:</b>	Advertising on the Staten Island Ferryboats (the “Ferryboats”) and at St. George Ferry Terminal and Whitehall Ferry Terminal (collectively, the “Ferry Terminals”) and related activities. The City of New York, by and through City DOT, is the owner of the Ferry Terminals and the Ferryboats. The City leases portions of the Ferry Terminals and the Ferryboats to NYCEDC for retail, storage and advertising purposes. NYCEDC currently has an agreement with Island Adworx Advertising, Inc. d/b/a Communication Associates (“FerryAds”) to provide advertising services at portions of the Ferry Terminals and the Ferryboats, which are collectively referred to as “Ferry Terminal Advertising Areas”. The agreement is set to expire on May 31, 2024. The proposed new agreement with FerryAds will be for an initial term of five years through May 31, 2029 and a renewal term of five years through May 31, 2034, for a total term of ten years.
<b>Borough:</b>	Staten Island and Manhattan
<b>Type of Contract:</b>	Advertising agreement
<b>Base Fee:</b>	FerryAds shall pay a fee to NYCEDC in the amount of 25% of the gross revenues from the advertising (subject to a minimum guaranteed base fee). FerryAds shall retain the balance of the gross revenues.
<b>Minimum Guaranteed Base Fee:</b>	FerryAds will pay a minimum guaranteed base fee, consisting of \$281,160/year with 1% annual escalations.
<b>Procurement Method:</b>	Publicly advertised RFP

**Agreement to be Approved:** An advertising agreement (the “Advertising Agreement”) with FerryAds for an initial term of five years with one renewal term for an additional five years, at the discretion of NYCEDC and City DOT.

**Scope of Work:** FerryAds, pursuant to the Advertising Agreement, will develop an advertising marketing plan; design, construct, install and maintain the advertising infrastructure; promote, solicit, negotiate and procure contracts for advertising users; and process and collect advertising sales revenues (collectively referred to as “Advertising Services”). The Ferry Terminal Advertising Areas consist of locations at St. George Ferry Terminal at the concourse floor and bus transportation area, at the Whitehall Ferry Terminal in areas in and around the waiting room and concourse areas, and on the Ferryboats.

The Advertising Services are to reflect the broad range of traditional and non-traditional approaches to non-objectionable advertising and uses of advertising signage incorporating traditional media advertising, digital and new media, specialty media, and any other related out-of-home advertising concepts to generate maximum revenue for NYCEDC.

FerryAds shall be responsible, at its sole cost and expense, for performing the Advertising Services for the development and implementation of the advertising opportunities at the Ferry Terminal Advertising Areas.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Advertising Agreement with FerryAds for services substantially as described herein.

**Relevant Staff:** Sabrina Lippman, Senior Vice President, Asset Management  
Sean Freas, Vice President, Asset Management  
William Zheng, Senior Associate, Asset Management  
Kyle Joyce, Counsel, Legal

**Project Code:** 3238

**NEW STAPLETON WATERFRONT  
INFRASTRUCTURE AND OPEN SPACE PROJECT:  
PHASES 2 AND 3  
Executive Committee Meeting  
March 19, 2024**

**Project Description:** Planning, engineering and design services, and CM services, including pre-construction, construction, post-construction, resident engineer and inspection, and other related services, for Phases 2 and 3 improvements to the waterfront at, and adjacent to, the former United States Navy Homeport site (the "Homeport"), and adjacent upland areas (together, the "Site") in Stapleton, Staten Island, primarily consisting of the reconstruction and realignment of a portion of Front Street, including streetscape improvements and amenities, new and relocated utilities, shoreline rehabilitation, public waterfront open spaces, and park buildings (a comfort station and maintenance facility).

**Borough:** Staten Island

**Agreements to be Approved:**

- One or more amendments (the "Arup Amendments") to NYCEDC's contract (the "Arup Contract") with Ove Arup & Partners P.C. ("Arup") for planning, engineering, design and related consultant services for Phases 2 and 3 to provide for additional engineering, design and related services and additional funds
- One or more amendments (the "LiRo Amendments") to NYCEDC's contract (the "LiRo Contract") with LiRo Engineers, Inc. ("LiRo") for CM services, including pre-construction, construction, post-construction, resident engineer and inspection, and other related services, for Phases 2 and 3, to reduce the authorized funding for such work
- A force account agreement (the "Nat Grid Agreement") with National Grid NY ("Nat Grid") and one or more amendments thereto (the "Nat Grid Amendments") to provide project accommodation and related services primarily related to the relocation of utility services for Phases 2 and 3
- A force account agreement (the "NYCT Agreement") with New York City Transit Authority to provide project accommodation and related services for Phases 2 and 3
- Any needed Funding Source Agreements

**Amounts to be Approved:**

- A total authorization for the below contracts for the Phases 2 and 3 project of up to \$173,432,652.17
  - Up to an additional \$3,953,644.31 for the Arup Amendments, bringing the total authorized amount for the Arup Contract to up to

- \$13,260,758.31 plus any funds authorized but not needed for any other contract for Phases 2 and 3
- Up to \$154,243,585.00 for the LiRo Contract plus any funds authorized but not needed for any other contract for Phases 2 and 3
- Up to \$930,839 for the Nat Grid Agreement and up to an additional \$3,942,951.00 for the Nat Grid Amendments, bringing the total authorized amount for the Nat Grid Agreement as amended to up to \$4,873,790.00
- Up to \$1,054,518.86 for the NYCT Agreement

**Type of Funds:**

- City Capital Budget funds and FEMA Funds for the Arup Contract and the LiRo Contract and amendments thereto
- City Capital Budget funds for the Nat Grid Agreement, Nat Grid Amendments and the NYCT Agreement

**Procurement Method:** Sole source amendments to contracts with Arup and Nat Grid and sole source contract with NYCT and Nat Grid

**Last Exec. Comm. Approval:** December 20, 2022

**Scopes of Work:** The City is redeveloping the approximately 35-acre decommissioned Homeport on the north shore of Staten Island into a new mixed-use residential community. Superstorm Sandy caused extensive damage along the shoreline, including loss of shoreline fill and riprap, extensive deposition of debris, and damaged surface areas and site repairs related to shoreline rehabilitation was added to NYCEDC's Phases 2 and 3 work.

The proposed work for Phases 2 and 3 relates primarily to the reconstruction and realignment of a portion of Front Street, including streetscape improvements and amenities, new and relocated utilities, shoreline rehabilitation, public waterfront open spaces, and park buildings (a comfort station and maintenance facility).

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Arup Amendments, the LiRo Amendments, the Nat Grid Amendments, the NYCT Agreement, and any needed Funding Source Agreements, and ratify NYCEDC having entered into the Nat Grid Agreement, substantially as described herein

**Relevant Staff:** Ryan Palkowski, Project Director, Capital Program  
 Len Greco, Senior-Vice President, Capital Program  
 Mike Barone, Senior Counsel, Legal

**Project Code:** 5953