



MINUTES OF THE 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”) was held, pursuant to notice by an Assistant Secretary, on Tuesday, March 19, 2024, in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

Margaret Anadu (by Zoom)
Nathan Bliss (as alternate for Maria Torres-Springer)
Paula Roy Carethers
Eric Clement
William Floyd (by Zoom)
Andrew Kimball
James McSpirtt
Patrick J. O’Sullivan, Jr.
Elizabeth Velez (by Zoom)
Betty Woo

Members of NYCEDC staff and a member of the public also were present in person or by Zoom.

The meeting was called to order by Margaret Anadu, Chairperson of NYCEDC, at 9:04 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 February 6, 2024 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the February 6, 2024 regular meeting of the Executive Committee, as submitted. A motion to approve such minutes, as submitted, was made, seconded and unanimously adopted.

Ms. Carethers and Mr. Floyd joined the meeting at this time.

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.)

(a) Modifications to Previous Authorizations – LifeSci NYC Internship Program

Mikko Baylosis, a Senior Project Manager of NYCEDC, presented a proposal for (i) an amendment to NYCEDC's contract with Upper West Strategies, LLC for services related to the LifeSci NYC Internship Program (the "Program"), which connects selected students with unique opportunities at life sciences companies and institutions in the City of New York (the "City"), subsidizes the compensation of some "host" company's interns to expand the number of opportunities for students, and provides a suite of career-building programmatic activities and events, to provide additional funds for additional Program related services, and (ii) any necessary agreements related to such services, on substantially the terms set forth in Exhibit A hereto.

At this time, Mr. Bliss noted that he and City Hall were enthusiastically supportive of this Program. In answer to a question from Ms. Velez, Mr. Baylosis stated that all of the intern positions through the Program were paid positions, that in order for companies to participate in the Program they had to commit to the interns being paid for their internship, and that the proposed new funding was entirely for subsidies for Program students.

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

(b) Science Park and Research Campus ("SPARC") Kips Bay – Design Contract

At this time, Sean Yang, a Project Director of NYCEDC, and Nate Gray, a Senior Vice President of NYCEDC, presented an overview of the SPARC project and a proposal for (i) an agreement (the "Design Contract") and any necessary amendments thereto with Ennead Architects LLP ("Ennead") to provide design and related consulting services for NYCEDC's portion of the overall SPARC project, which overall 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, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements"), or amendments to such Funding Source Agreements, for project services under the Design Contract, on substantially the terms set forth in Exhibit B hereto.

In answer to several questions from Mr. Clement, Mr. Yang stated that the proposed \$72.5 million being authorized at this meeting was for services under the Design Contract and he provided a breakdown of the split between City and New York State funding for the overall project budget and stated that NYCEDC expected to fully close out all contracts on the project by 2032. At this time, Zack Aders, a Vice President of NYCEDC, added that NYCEDC anticipated project construction completion by 2031. In answer to another question from Mr. Clement, Mr. Gray explained that with respect to the portion of the overall project to be undertaken by a private developer NYCEDC had already released a request for expressions of interest for an anchor tenant, and that NYCEDC would later release a request for proposals (“RFP”) to select the developer for that portion of the project.

In answer to a question from Mr. Bliss, Mr. Yang explained that given the complexity of this project and the large number of agencies and stakeholders involved, NYCEDC was working very closely and coordinating with those parties on all aspects of the project. Mr. Aders then discussed the various responsibilities of NYCEDC’s design and construction team and the other project parties in terms of fit-out and design, noting that there would be a great deal of collaboration and coordination among them for such aspects of the project. In answer to a question from Ms. Carethers, Mr. Yang stated that the project’s contractor selection committee was comprised of members from NYCEDC, CUNY, the New York City Department of Education and the New York City School Construction Authority, and that the interview panel also included members of the New York City Department of Transportation (“City DOT”). Additionally, Mr. Yang stated with respect to the minority and women-owned business enterprise (“MWBE”) goals that approximately 15 of the 27 firms involved in work through the Design Contract were MWBEs, and that approximately \$28 million of the contract was going toward MWBE firms.

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

3. Other Contracts and Matters

The following contracts, authorizations, ratifications, 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) Workforce Development Programs

(i) A proposed 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, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit C hereto.

(b) Funding Agreement: Women’s Housing and Economic Development Corporation

(i) A proposed 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 168th Street, the Bronx, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit D hereto.

(c) Property Management Related Services

A proposal for (i) a retainer contract, and possible amendments to such retainer contract, with Aqua Audit, Inc to provide for water meter reading services, (ii) a retainer contract, and possible amendments to such retainer contract, with Utilities Research Associates Group, Inc to provide for electric meter reading services, and (iii) any needed Funding Source Agreements, all related to NYCEDC’s management of properties owned, leased and/or managed by NYCEDC or designated by NYCEDC for such services, citywide, including, without limitation, Brooklyn Army Terminal, Bush Terminal, Pier 11 in Manhattan, South Street Seaport Campus, South Brooklyn Marine Terminal, and La Marqueta, on substantially the terms set forth in Exhibit E hereto.

(d) Whitehall Ferry Terminal, St. George Ferry Terminal and Staten Island Ferryboats: Advertising Agreement

A proposed 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, on substantially the terms set forth in Exhibit F hereto.

(e) New Stapleton Waterfront Infrastructure and Open Space Project: Phases 2 and 3

A proposal for (i) one or more amendments to NYCEDC’s contract with Ove Arup & 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, (ii) one or more amendments to NYCEDC’s contract with LiRo Engineers, Inc. for construction management 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, (iii) a force account agreement with National Grid NY and one or more amendments thereto to provide project accommodation and related services primarily related to the relocation of utility services for Phases 2 and 3, (iv) a force account agreement with New York City Transit Authority to provide project accommodation and related services for Phases 2 and 3, and (v) any needed Funding

Source Agreements, 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, to be approved and ratified on substantially the terms set forth in Exhibit G hereto.

In answer to a question from Mr. McSpiritt, Len Greco, a Senior Vice President of NYCEDC, explained that NYCEDC had come to the Committee for multiple authorizations for individual project contracts in recent years, that this proposed item was intended to consolidate Phases 2 and 3 project requests, and that the overall Phases 2 and 3 project scope was not being changed.

Approval of Section 3 Contracts and Matters

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

4. Approvals

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

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 9:48 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
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

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.

Contractor	Project Site Address(es), Borough	Amount and Type of Funds	Project Work	Proposed Modification	Last Exec. Comm. Approval and Project Code
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 Baylous, Senior Project Manager, Life Sciences and Healthcare
 Izzy Cohn, Senior Counsel, Legal

EXHIBIT B

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

Executive Committee Meeting

March 19, 2024

Project Description:	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 th 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.
Borough:	Manhattan
Type of Contract:	Design contract to be approved at this time
Amount to be Approved:	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
Type of Funds:	City Capital Budget funds
Procurement Method:	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 26th Street between 1st 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 NYCPS 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

EXHIBIT C

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

EXHIBIT D

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.

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) Women’s Housing and Economic Development Corporation (“WHED”), a not-for-profit corporation – Funding Agreement	50 East 168 th 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 th 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.

EXHIBIT E

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.

Contractor Name and Agreement / Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Address(es), Borough	Amount Under New Agreement/ Amendment and Type of Funds	Project Work	Project Code	Last Exec. Comm. Approval
(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

EXHIBIT F

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

Project Description:	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.
Borough:	Staten Island and Manhattan
Type of Contract:	Advertising agreement
Base Fee:	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.
Minimum Guaranteed Base Fee:	FerryAds will pay a minimum guaranteed base fee, consisting of \$281,160/year with 1% annual escalations.
Procurement Method:	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

EXHIBIT G

**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 Amendemnts and the NYCT Agreement

Procurement Method: Sole source amendments to conctrcts 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, i n c l u d i n g streetscape improvements and amenities, new and relocated utilities, shoreline rehabilitation, public waterfront open spaces, and park buildings (a comfort sation 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