



**NOTICE OF
REGULAR MEETING OF DIRECTORS
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
May 1, 2024**

A regular meeting of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") will be held at 8:30 a.m. on Wednesday, May 1, 2024, in Conference Center A/B, on the 14th 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 Board of Directors
- II. Report of NYCEDC's President
- III. Election of Officers
- IV. Mission Statement and Measurements
- V. Property Acquisition from City University Construction Fund
- VI. SPARC Kips Bay Design, Demolition and Construction Agreement with City University of New York
- VII. Brooklyn Army Terminal Sublease for Community Solar Project
- VIII. Chinatown Connections Pre-Design Engagement
- IX. Citywide Greenway Long Term Expansion Planning Services
- X. Quarterly Report on Investments (*for information only*)
- XI. Such other business as may properly come before the meeting

Mark Silversmith
Assistant Secretary

New York, New York
Dated: April 24, 2024

Dial-in information will be sent to you prior to the meeting in case you do not plan to attend in person.



**REGULAR MEETING OF DIRECTORS
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
MAY 1, 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 BOARD OF DIRECTORS
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
February 6, 2024

A regular meeting of the Board of Directors (the “Board”) of New York City Economic Development Corporation (“NYCEDC”) was held, pursuant to notice by an Assistant Secretary, on Tuesday, February 6, 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 Directors of NYCEDC were present:

Shirley Aldebol (by Zoom)
Margaret Anadu
Nathan Bliss (as alternate for Maria Torres-Springer)
Paula Roy Carethers (by Zoom)
Ramakrishna Cherukuri
Eric Clement
Costa Constantinides (by Zoom)
Paul Fernandes (by Zoom)
Adam Friedman (by Zoom)
Matthew Hiltzik (by Zoom)
Andrew Kimball
James McSpiritt
Morris Missry (by Zoom)
Ngozi Okaro (by Zoom)
Patrick J. O’Sullivan, Jr.
Joseph Shamie
Charles Tebele (by Zoom)
Elizabeth Velez
Betty Woo
Kathryn Wylde (by Zoom)

Members of NYCEDC staff also were present.

The meeting was chaired by Margaret Anadu, Chairperson of NYCEDC, and called to order at 8:43 a.m. Meredith Jones, Executive Vice President, General Counsel and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms contained in the Exhibits attached hereto.)

1. Approval of the Minutes of the November 14, 2023 Regular Meeting of the Board of Directors

There being no questions or comments with respect to the minutes of the November 14, 2023 regular meeting of the Board of Directors, as submitted, a motion was made to approve such minutes, as submitted. Such motion was seconded and unanimously approved.

2. Report of NYCEDC's President

At this time, Andrew Kimball, President of NYCEDC, noted that a report of his on NYCEDC activities had been provided to the Directors prior to this meeting of the Board. He then gave a multimedia presentation highlighting the many NYCEDC projects and initiatives that were prominently featured in Mayor Adams's recent State of the City address. Mr. Kimball summarized the NYCEDC related projects that were mentioned as part of the Mayor's broader "Harbor of the Future" initiative, which included Hunts Point in the Bronx, the Science Park and Research Campus (SPARC) in Kips Bay, the Climate Exchange on Governor's Island, the Staten Island North Shore Action Plan, and the Climate Innovation Hub at the Brooklyn Army Terminal in Sunset Park.

Lastly, Mr. Kimball discussed a few additional NYCEDC projects and initiatives that were featured in the Mayor's address, such as the Green Economy Action Plan, the Battery Coastal Resiliency plan, the development of Willets Point, Kimlau Square in Chinatown, and the Women Forward NYC initiative.

3. Presentation: Update on M-CORE

Emily Marcus, a Vice President of NYCEDC, gave an update presentation regarding the Manhattan Commercial Revitalization Program ("M-CORE"), one of many strategies informed by, and implemented in parallel with, the *New New York Action Plan*. Ms. Marcus began by providing a brief summary of the program, explaining that M-CORE targeted buildings that were positioned to upgrade to higher quality office space and supported their ability to do so through the provision of tax incentives by the New York City Industrial Development Agency ("IDA"). Next, she discussed the program's competitive selection criteria, summarized some of the First Round submission statistics, and noted that the second submission round was currently open and would close in mid-April. Lastly, Ms. Marcus summarized two First Round selection projects, which included the buildings located at 850 Third Avenue and 175 Water Street in Manhattan.

In answer to a question from Ms. Anadu, Ms. Marcus stated that WSA Waterfront LLC was currently the owner of 175 Water Street and gave some background on such entity. In answer to a second question from Ms. Anadu, Ms. Marcus stated that NYCEDC learned from the first round that the minimum building size for eligibility needed to be decreased to allow for more applicants, but that NYCEDC felt that the

current proposed subsidy was deep enough to encourage investment. She further explained that one challenging aspect of the program was trying to understand how far along the buildings were in their plans and whether the program was truly inducing work, but that NYCEDC felt confident that these two first-round projects in particular could not have proceeded without the support provided through M-CORE. In answer to a question from Mr. Hiltzik, Ms. Marcus stated that the three incentives that IDA could offer were (1) a property tax stabilization, (2) a mortgage recording tax exemption, and (3) an exemption from sales tax associated with purchasing construction materials. In answer to a question from Mr. Clement, Ms. Marcus stated that both projects had indicated that without M-CORE they would have considered extremely reduced investment packages, but that with M-CORE they were able to multiply the amount of investment they were making in the buildings. In answer to another question from Ms. Anadu, Ms. Marcus stated that she did not recall any applicant which felt that even with the incentives it would not have been able to save its building.

In answer to a question from Ms. Wylde, Melissa Román Burch, an Executive Vice President of NYCEDC, stated that NYCEDC had conducted analysis of how much new office space had come online in the last several years, that quite a bit of new supply was introduced into the market just before the COVID-19 pandemic, that the new supply had significantly elevated occupancy rates, and that NYCEDC was noticing a flight-to-quality trend for office space. Discussion then ensued among Ms. Wylde, Ms. Román Burch, Ms. Anadu, Mr. Bliss and Mr. Kimball concerning M-CORE, the City's commercial office space supply and demand, the amount of new inventory, the amount of aging office space, the commercial occupancy and vacancy rates, and the demand for office space. Mr. Kimball then noted that New York City was doing better than other U.S. cities in terms of commercial vacancy rates, that return to work was high for high quality buildings, and that many other positive trends could be seen in NYCEDC's monthly Economic Snapshot reports.

In answer to a question from Mr. Shamie, Ms. Marcus stated that 2 of 11 applicants that applied for M-CORE in the first round were approved, but that this did not preclude the other applicants from applying again. In answer to a second question from Mr. Shamie, Ms. Marcus stated that some of the obstacles included the long process and the fact that companies had to take on many obligations. She also explained that for the first two M-CORE projects both of the project sponsors were funding them entirely up front with equity because of high current rates and current market terms, but that these sponsors were hoping to be able to refinance in the future and then take out the equity they put into the M-CORE projects. In answer to another question from Mr. Clement, Ms. Marcus stated that the owner of 175 Water Street had an active history of participating in New York Fashion Week and hosting events, that this added value and increased the demand for the other tenants they are seeking to attract in this Lower Manhattan building. At this time, Mr. Friedman noted that attracting fashion, design, creativity and innovation tenants in this area was a positive, and that the roles of NYCEDC and IDA were as drivers to help close the financial gap. In answer to a question from Ms. Velez, Ms. Marcus explained that the M-CORE program

was specifically for upgrading of office space, and that IDA was legally prohibited from supporting residential.

4. Election of Officers

Under NYCEDC's Bylaws, the Board shall elect such Executive Vice Presidents and Senior Vice Presidents as it may from time to time determine. At this time, Mr. Kimball proposed that Christina Rausch be promoted and be elected as an Executive Vice President of NYCEDC in place of her being a Senior Vice President of NYCEDC, Jonathan Schulhof be elected as an Executive Vice President of NYCEDC, and each of Raven Anderson and John Corcoran be elected as a Senior Vice President of NYCEDC.

A description of certain responsibilities of Executive Vice Presidents and Senior Vice Presidents may be found in Article IV of NYCEDC's Bylaws. It was anticipated that Ms. Rausch would be co-leader of the Real Estate Transactions Division ("RETS") with PJ Berg, Mr. Schulhof would oversee NYCEDC's Initiatives Division proposed to be renamed the Innovation Industries Division, and each of Mr. Anderson and Mr. Corcoran would oversee a portion of RETS activities. Ms. Rausch, Mr. Schulhof, Mr. Anderson and Mr. Corcoran shall perform such duties as are assigned to them by NYCEDC's President.

A motion was made to elect Christina Rausch as an Executive Vice President of NYCEDC in place of her being a Senior Vice President of NYCEDC, Jonathan Schulhof as an Executive Vice President of NYCEDC, and each of Raven Anderson and John Corcoran as a Senior Vice President of NYCEDC, provided that the position of each of Christina Rausch, Jonathan Schulhof, Raven Anderson and John Corcoran as an officer shall be conditioned upon the continuance of her/his employment by NYCEDC. Such motion was seconded and unanimously approved.

Ms. Aldebol, Ms. Carethers, Mr. Friedman and Mr. Hiltzik left the meeting shortly after the above presentation.

5. Assignment and Assumption of the Teleport Industrial Park Lease and Sublease at 5 Teleport Drive

At this time, Ms. Román Burch provided a brief presentation on the various NYCEDC projects and initiatives that were currently active in the Borough of Staten Island.

William Zheng, a Senior Associate of NYCEDC, then presented a proposal for (i) NYCEDC to assume the interest of The Port Authority of New York and New Jersey (the "Port Authority") under a lease, dated as of May 15, 1984, as amended, between The City of New York (the "City"), as landlord, and the Port Authority, as tenant (the "City Lease") for the portion of the Teleport Industrial Park owned by the City ("Teleport" or the "Site"), a data center and office campus located in the Bloomfield neighborhood on

Staten Island's West Shore, and to exercise the one-year renewal options under the City Lease, (ii) NYCEDC to enter into an amendment of the City Lease (the "Amendment") to reduce the annual base rent to \$1.00 and provide that NYCEDC shall not be responsible for paying any real estate taxes or payments in lieu of taxes, (iii) NYCEDC, as landlord, to enter into a sublease with the Port Authority (the "Port Authority Sublease"), as tenant, for certain space in the building at 5 Teleport Drive (Block 2165, Lot 85 on the Tax Map of the Borough of Staten Island), which space includes a 1st floor generator room (384 square feet) and space on the 2nd floor (24,000 square feet) of such building, and (iv) NYCEDC to enter into documents ancillary thereto, all to ensure that Teleport continues to operate efficiently and effectively after NYCEDC's assumption of the City Lease, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. Fernandes, Mr. Zheng stated that the fair market value resets set forth in the item were not capped. In answer to a question from Ms. Anadu, Sean Freas, a Vice President of NYCEDC, explained that when the Port Authority first took over the Teleport campus it was programmed in parcels, that approximately half the campus currently remained undeveloped, and that NYCEDC saw this as an opportunity for NYCEDC to have some control over the master planning and activation of the campus to better align with City, NYCEDC and community goals as well as to drive future performance. Mr. Kimball added that the Port Authority was rationalizing its own portfolio and not seeing an interest in wanting to stay in a commercial office park in Staten Island, with the exception of the lease that it wanted to extend.

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

6. Report on Investments for the Three-Month Period Ended December 31, 2023

A report on NYCEDC's investments for the three-month period ended December 31, 2023 (Exhibit B hereto) was provided to the Board of Directors for informational purposes. There were no questions with regard to this report.

7. Approval

With respect to the approved items set forth above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

8. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the meeting of the Board of Directors was adjourned at 9:30 a.m.

Assistant Secretary

Dated: _____
New York, New York

DRAFT

ATTACHMENT 1

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Turner	Turner Construction Company
ULURP	Uniform Land Use Review Procedure

EXHIBIT A

**ASSIGNMENT AND ASSUMPTION OF THE TELEPORT INDUSTRIAL PARK LEASE
AND
SUBLEASE AT 5 TELEPORT DRIVE
Board of Directors Meeting
February 6, 2024**

**PROJECT
OVERVIEW:**

NYCEDC currently acts as lease administrator under a lease, dated as of May 15, 1984, as amended, between the City, as landlord, and the Port Authority, as tenant (the “City Lease”) for the portion of the Teleport Industrial Park owned by the City (“Teleport” or the “Site”), which portion is an approximately 90-acre data center and office campus located in the Bloomfield neighborhood on Staten Island’s West Shore. Teleport contains a total of approximately 700,000 square feet of rentable space in five buildings: 1, 2, 5, 7 and 10 Teleport Drive. In addition to these improvements, there is an electrical substation that provides electricity to the entire campus as well as approximately 31 acres of vacant land suitable for future development.

The Port Authority proposes to assign the City Lease to NYCEDC on March 31, 2024, at which time there will be one year remaining on the term of the City Lease and options to extend the term through March 31, 2034. NYCEDC is seeking approval to enter into the assignment and assume the Port Authority’s obligations as tenant under the City Lease (the “Assignment and Assumption of City Lease”). Pursuant to the terms of the City Lease, the Port Authority is required to return the campus in good condition.

At the closing and immediately following the assignment, the City and NYCEDC will enter into an amendment to the City Lease reducing the annual base rent to \$1.00 and providing that NYCEDC shall not be responsible for paying any real estate taxes. The City and NYCEDC plan to seek approvals to extend the term of the City Lease by up to an additional 99 years, which extension would be presented to NYCEDC’s Board for approval at a later date.

NYCEDC will assume the City Lease subject to two subleases at Teleport, which will remain in place. The subtenants are The Corporate Commons of Staten Island, LLC (“Nicotra”) at 1 and 2 Teleport Drive and Telehouse International Corporation of America (“Telehouse”) at 7 Teleport Drive. The subleases currently have options to extend their term to up to a total of sixty (60) years, through 2044 for Nicotra and 2048 for Telehouse. During those periods base rent for Nicotra will be approximately \$4 per occupied square foot and for Telehouse will be approximately \$6 per square foot through approximately March 30, 2030, increasing for Telehouse to fair market rent on or about March 30, 2030. It is anticipated that, immediately

prior to assigning the City Lease to NYCEDC, the Port Authority will amend the two subleases to provide the subtenants an option to extend the terms of their subleases beyond 60 years, provided that on or before March 2034 the City Lease is extended, in the case of Nicotra to the Nicotra Extension Date and in the case of Telehouse to the Telehouse Extension Date defined below. In the case of Nicotra, the term may be extended through approximately March 30, 2073 (the “Nicotra Extension Date”) with base rent equal to fair market rent at the beginning of the additional extension period in 2044, with reset(s) in the remainder of the term. In the case of Telehouse, the term may be extended through approximately March 30, 2068 (the “Telehouse Extension Date”) with base rent equal to fair market rent in 2024, with reset(s) in the remainder of the term. The fair market rental value will be determined by an independent appraisal, but base rent will not be less than the base rent in effect immediately prior to any rent reset date. All other rental will remain unchanged.

The Port Authority has requested a sublease for one floor and a generator room in the building at 5 Teleport Drive in order to maintain a data center at that location. Accordingly, NYCEDC is also seeking approval to enter into a sublease with the Port Authority for a 5-year term with an initial base rent of \$658,368 per annum (approximately \$27 per square foot) and 3% annual escalations thereafter.

NYCEDC’s plan to ensure that Teleport continues to operate efficiently and effectively after NYCEDC’s assumption of the City Lease includes subleasing vacant space at fair market rental rates, subject to obtaining all required approvals, extending the term of the City Lease for an additional 99 years, and exploring future development possibilities. As an NYCEDC-controlled asset, Teleport will offer an opportunity to align organizational initiatives with the built environment, utilizing the undeveloped land for economic growth, green energy, and community vitality in Staten Island.

NYCEDC proposes to:

- enter into an assignment and assumption of the City Lease for Teleport
- enter into an amendment of the City Lease
- enter into a sublease with the Port Authority for space at 5 Teleport Drive

**ASSIGNMENT AND ASSUMPTION
OF CITY LEASE**

Lessor: The City

Lessee: The Port Authority

Assignee: NYCEDC

Property: The Teleport
Borough of Staten Island
Community Board No. 2

Lease Term: At closing the Lease term will expire on March 31, 2025 with 9 1-year options to renew the City Lease through March 31, 2034.

Rent: See Amendment of City Lease below setting forth the new rent that will be in effect essentially simultaneously with the Assignment and Assumption of City Lease

Site Description: See Project Overview above
The Site is approximately depicted in Attachment A.

AMENDMENT OF CITY LEASE

Lessor: The City

Lessee: NYCEDC

Rent: Amend rent to \$1.00 per annum. NYCEDC will not pay any real estate taxes or PILOT.

PORT AUTHORITY SUBLEASE

Sublessor: NYCEDC

Sublessee: The Port Authority

Property: Space in the building at 5 Teleport Drive (Block 2165, Lot 85); 1st floor generator room (384 square feet) and 2nd floor (24,000 square feet)

Lease Term: The sublease will be for a term of 5 years, commencing April 1, 2024 and expiring March 30, 2029.

Base Rent: Base rent commencing April 1, 2024 will be \$658,368 (\$27 per square foot) for the first year (i.e. \$10,368 for the first floor and \$648,000 for the second floor), and will thereafter increase by 3% annually

Uses: Office uses and other uses consistent with M1-1 zoning.

Appraised

Value: An independent appraisal of the second floor of the sublease premises at 5 Teleport in May 2023 valued the fair market annual rent for the second floor at \$624,000 (\$26 per square foot) on a Triple Net Lease (NNN) basis with 3% annual escalations.

PROPOSED

RESOLUTION: The approval of (i) NYCEDC assuming the interest of the Port Authority under the City Lease and exercising the one-year renewal options thereunder, (ii) NYCEDC entering into an amendment of the City Lease, (iii) NYCEDC, as landlord, entering into a sublease with the Port Authority, as tenant, and (iv) NYCEDC entering into documents ancillary thereto, on substantially the above described terms.

**NYCEDC
PROJECT
CODE:**

10588 - Teleport

STAFF:

Sabrina Lippman, Senior Vice President, Asset Management
Sean Freas, Vice President, Asset Management
Lia Tieu, Vice President, Asset Management
William Zheng, Senior Associate, Asset Management
Karen Lapidus, Senior Counsel, Legal

Attachment A: Site Location Map

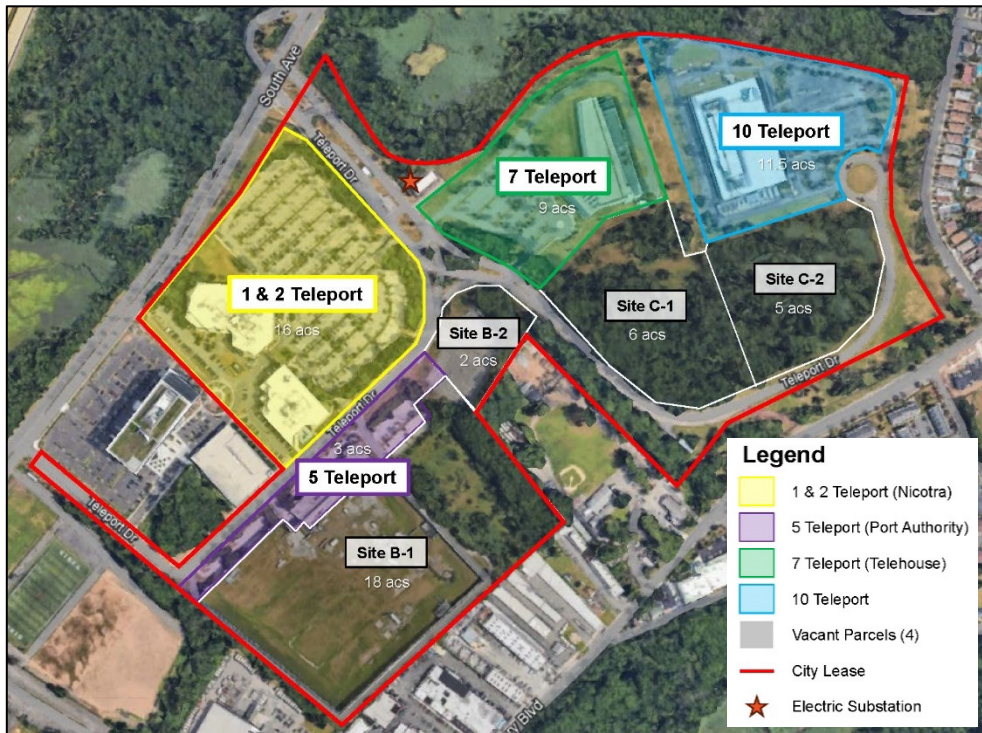
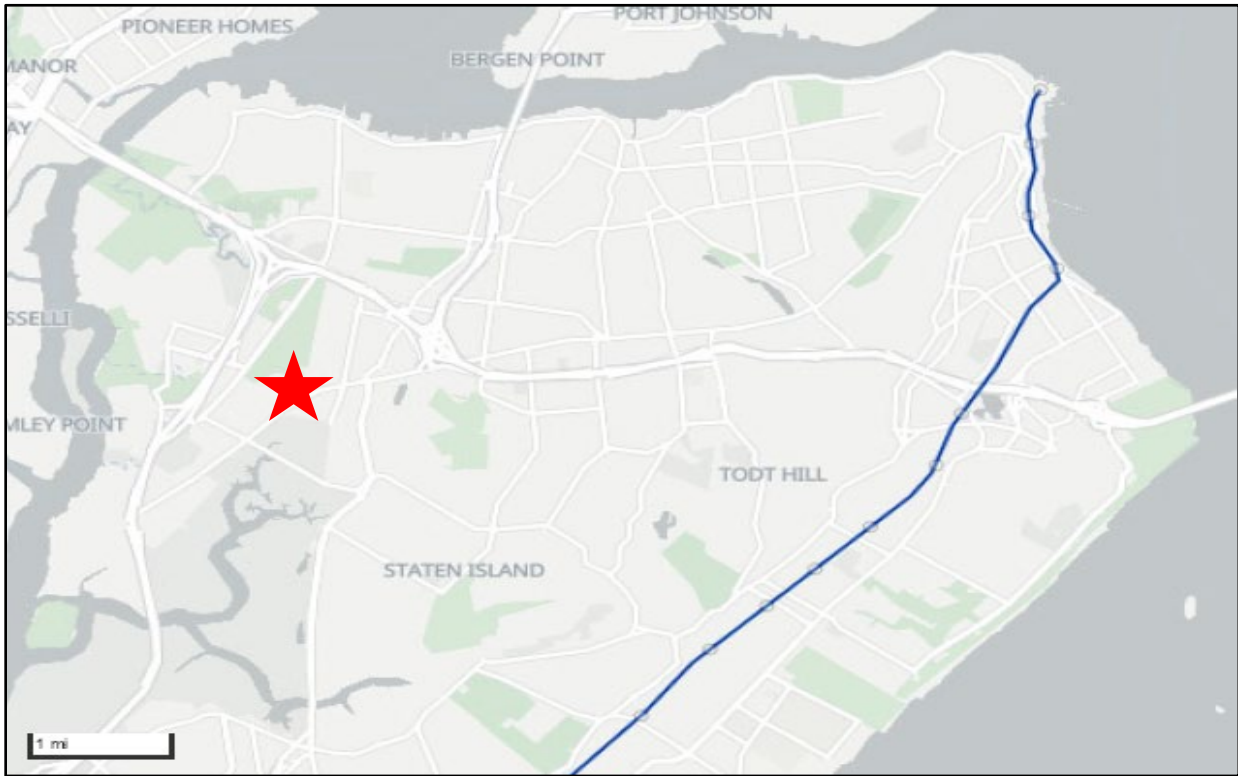


EXHIBIT B

REPORT ON INVESTMENTS

New York City Economic Development Corporation

Three Month Period Ended December 31, 2023

New York City Economic Development Corporation Schedule of Investments

1st Quarter

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

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

2nd Quarter

Investment Type	Total Value 9/30/23	Purchases	Maturities	Interest Received	Net Transfers Out	Unrealized Gain/Loss	Total Value 12/31/23	Weighted Avg. Yield
US Gov't Agencies	180,639,702	20,199,269	(37,850,000)	(1,037,002)	-	3,549,917	165,501,886	3.57%
United States Treasury Bill	1,417,955	10,031,693	-	-	-	133,085	11,582,734	0.72%
Certificates of Deposit	204,583	-	-	-	-	-	204,583	0.05%
Commercial Paper	24,205,310	8,174,926	(19,500,000)	-	-	242,798	13,123,035	3.75%
Cash Equivalents/MMF	2,196,398	16,026,702	-	-	-	-	18,223,100	
Grand Total	208,663,948	54,432,591	(57,350,000)	(1,037,002)	-	3,925,801	208,635,337	3.11%

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

Notes to Schedule of Investments

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

All investment balances as of December 31, 2023 are recorded at fair value and the portfolio consists of the following securities with maturities of seven (7) years or less:

Investment Type	Total Value	%	Max. Allocation per policy
FFCB	44,371,286	21.3%	
FHLB	93,255,427	44.7%	
FHLMC	27,875,173	13.4%	
US Gov Agencies Sub-Total	165,501,886	79.3%	100%
Commercial Paper	13,123,035	6.3%	25%
Certificates of Deposit	204,583	0.1%	20%
Cash Equivalent/MMF	18,223,100	8.7%	-
US Treasury	11,582,734	5.6%	100%
Grand Investments Total	208,635,337	100.0%	

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

Credit Risk - It is the NYCEDC’s policy to limit its investments in debt securities to those rated in the highest rating category by at least two nationally recognized bond rating agencies or other securities guaranteed by the U.S. government or issued by its agencies. As of December 31, 2023, the Corporation’s investments in Federal Farm Credit Bank (FFCB), Federal Home Loan Bank (FHLB) and the Federal Home Loan Mortgage Corporation (FHLMC) were rated AA+ by Standard & Poor’s, Aaa by Moody’s and AAA by Fitch Ratings. Commercial papers held were rated A-1+ by Standard & Poor’s Corporation or P-1 by Moody’s Investor’s Service, Inc.

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

NYCEDC manages custodial credit risk by limiting possession of its investments to highly rated institutions and/or requiring that high-quality collateral be held by the counterparty in the name of NYCEDC. At December 31, 2023, NYCEDC was not subject to custodial credit risk.



May 1, 2024

To the Members of the Board:

Since we last met in February, EDC has had a very productive winter and early spring. We've continued to advance the city's economic recovery across all five boroughs through a range of projects and initiatives. Here, I'm pleased to share some recent highlights.

Growing Innovation Sectors, Focusing on Equity

- The end of February marked a huge win for NYC: I joined Mayor Adams and Deputy Mayor Torres-Springer at the Brooklyn Army Terminal to launch the city's [Green Economy Action Plan](#). The first-of-its-kind plan outlines a roadmap to grow New York City's green economy sector while combatting climate change; catalyzing innovation and job creation; and training and positioning New Yorkers, particularly residents from economically and environmentally disadvantaged communities, to benefit from the nearly 400,000 green economy jobs the city is projected to have by 2040.
- Then in March, following on the heels of the Green Economy Action Plan, we announced the release of an RFP worth up to \$100M for an operator to develop the [Climate Innovation Hub at BAT](#) and advance NYC's just transition to a green economy. This cutting-edge hub will grow New York City's climate ecosystem and provide career pathways for New Yorkers, particularly from the local community, to participate in this rapidly growing innovation sector.
- To advance diverse entrepreneurship in tech, we announced the selection of 60 diverse NYC-based tech founder teams to participate in the [third installation of the Founder Fellowship program](#). Of the 60 teams, approximately two-thirds have at least one female founder; 77 percent have a Black, Latinx, and/or Asian founder; and 15 percent have at least one LGBT+ founder. The program builds on Mayor Adams's "Rebuild, Renew, Reinvent: A Blueprint for New York City's Economic Recovery," which prioritizes helping diverse entrepreneurs gain greater access to capital.
- [We also announced Women.NYC: Pivot to Growth](#), a cohort bridge program designed to facilitate career and entrepreneurial pivots for women of color to forge a career path in the city's emerging industries—tech, green economy, and life sciences. Pivot to Growth will offer phased cohort programs where participants will be introduced to high-growth industries via workshops, learn to define their narrative, and create a path to pivot to new careers.

Building Neighborhoods Where People Live, Learn, Work, and Play

- As I shared in my note to you in April, we celebrated a major win for Willets Point with the City Council's [vote to approve the Willets Point Phase 2 development](#)! The project will feature the city's largest 100 percent affordable housing project in 40 years; over 150,000 square feet of new public open space; more than 20,000 square feet of retail space; a 250-key hotel; and the city's first privately financed, all-electric, 25,000 seat soccer-specific stadium.

- In February, [we announced “Chinatown Connections,”](#) a joint City-State investment that will dramatically improve the public realm in Chinatown through redesigning Park Row and Chatham/Kimlau Square. This will bring together \$11.5M from New York State’s Downtown Revitalization Initiative awards with \$44.3M in City Capital funding for a total project budget of \$56M.
- An exciting development in Harlem as EDC announced the selection of Bridge Philanthropic Consulting (BPC) as the lead consultant for the education and engagement services around the history and cultural impact of the historic [Harlem African Burial Ground](#). EDC has worked over a decade to develop a vision and goals for memorialization of the burial ground and revitalization of the bus depot site. The site is also part of the Adams Administration’s “24 in 24” plan that aims to advance 24 affordable housing projects on public sites in 2024 that will ultimately create or preserve over 12,000 units of housing.
- News out of Staten Island where, in March, we released an RFP to redevelop two parcels of vacant land within the [New Stapleton Waterfront on the North Shore](#). This development, which will bring 500+ units housing, is a key component of the Staten Island North Shore Action Plan and advances a commitment in the Green Economy Action Plan to decarbonize buildings. It will also lead to the transformation of a former US Naval base into a 32-acre mixed-use, mixed-income waterfront neighborhood.

Delivering Sustainable Infrastructure

- In Queens, EDC broke ground on the Linden Place/132nd Street extension project in College Point. The project, in the works for over a decade, consists of a much-needed extension of Linden Place across the former Flushing Airport grounds to connect with 132nd Street. The completion of this project will improve traffic flow between Linden Place, 20th Avenue, and the Whitestone Expressway; bring a new north-south route to the community; and address flooding concerns.
- In March, we released [Clean and Circular: Design and Construction Guidelines](#), an operational guide to reduce waste and embodied carbon in New York City’s built environment. The document will guide project teams through a series of strategies across a project’s life cycle—and deliver on goals aimed at reducing waste and embodied carbon. Along with guidelines, we announced the selection of seven design and development teams to participate in the NYC Mass Timber Studio, a first-of-its-kind technical assistance program to support active mass timber development projects in the early phases of project planning and design. Mass timber is a natural, renewable, and sustainable material with a lower carbon footprint than traditional building materials like concrete and steel.
- Also in March, we announced the selection of Wildflower, an NYC-based developer, to build the largest [publicly accessible electric vehicle charging station](#) in the city. The development near JFK Airport will include an initial 65 EV-ready charging stations, including 12 rapid-charging stations available 24/7. The facility, once completed, is initially estimated to charge 1,000 vehicles per year and help avoid nearly 78,000 metric tons of carbon dioxide emissions by 2040.
- In another win for the City’s growing green economy industry, Mayor Adams announced that NYC was awarded \$77M in competitive grants from the federal Bipartisan Infrastructure Law—including a \$15M grant from the USDOT to help build a [groundbreaking, freight-focused electric truck and vehicle-charging depot](#) at the Hunts Point Food Distribution Center. This grant helps realize Mayor Adams’s vision for reimagining the Hunts Point peninsula as a more equitable, healthier, and prosperous community, and advances EDC’s commitment to deliver sustainable

infrastructure for communities and the city's future economy.

Strengthening Business Confidence in NYC

- In February, we launched an RFEI to source an anchor tenant who will establish and operate a [cutting-edge life sciences center at SPARC Kips Bay](#). SPARC will be a first-of-its-kind life sciences innovation, career, and education hub that will anchor the industry in New York City. This RFEI represents a historic opportunity to deliver leading-edge initiatives to integrate advanced technology and science and bring a catalytic anchor tenant to Kips Bay.
- To showcase NYC, in March, we hosted a foreign media press tour to educate over 35 members of the international media about EDC, the state of NYC's economy, and the future-focused sectors driving climate innovation and the economy. The program began with an interactive ride on NYC Ferry, highlighting the harbor's role in climate innovation and the city's economy through EDC projects and assets like SPARC Kips Bay, Cornell Tech, Downtown Manhattan Heliport, and the Blue Highways initiative, concluding with a walking tour of BAT. This was an excellent opportunity to show a global audience the innovative work EDC is doing to build a vibrant, inclusive, and globally competitive economy.
- And we've continued to share the [NYC Economic Snapshot](#), our monthly report assembling and highlighting data from key sources that we track most closely in measuring the strength of NYC's economy. In our March Snapshot, we shared that the city's labor force participation rate rose to 61.9 percent, another record high dating back to 1976.

As always, I've been proud of the work EDCers have done this year to help deliver a vibrant, inclusive, and globally competitive economy for all New Yorkers. Should you have any questions about EDC's projects, programs, or efforts, please do not hesitate to contact me or the team.

Sincerely,



Andrew Kimball

ELECTION OF OFFICERS
Board of Directors Meeting
May 1, 2024

Subject: Election of additional officers of NYCEDC

Proposed Resolution: To elect each of Nate Gray and Eric Katz as a Senior Vice President of NYCEDC, provided that the position of each of Nate Gray and Eric Katz as an officer shall be conditioned upon the continuance of his employment by NYCEDC

Background: Under NYCEDC's bylaws, the Board shall elect such Senior Vice Presidents as it may from time to time determine. At this time, it is proposed that each of Nate Gray and Eric Katz be elected as a Senior Vice President of NYCEDC.

A description of certain responsibilities of Senior Vice Presidents may be found in Article IV of NYCEDC's bylaws. It is anticipated that Mr. Gray will oversee a portion of the activities of NYCEDC's Neighborhood Strategies Department and that Mr. Katz will oversee NYCEDC's Internal Audit Department. Mr. Gray and Mr. Katz shall perform such duties as are assigned to them by NYCEDC's President.

MISSION STATEMENT AND MEASUREMENTS
Board of Directors Meeting
May 1, 2024

WHEREAS, the 2009 Public Authorities Reform Act requires NYCEDC to annually review its mission statement and measurements by which the performance of NYCEDC and the achievement of its goals may be evaluated; and

WHEREAS, NYCEDC proposes to adopt an updated mission statement, and for Fiscal Year 2024 use a set of measures that center NYCEDC's core strategic priorities and goals: strengthen business confidence; grow innovation sectors, with a focus on equity; build neighborhoods as places to live, learn, work, and play; and deliver sustainable infrastructure for communities and the city's future economy. The measures aim to illustrate NYCEDC's impact and its work to deliver on these strategies.

NOW, THEREFORE, RESOLVED that the Board approves the mission statement and Fiscal Year 2024 performance measures, set forth in Attachment A hereto.

ATTACHMENT A

Authority Mission Statement and Performance Measurements

Name of Public Authority:

New York City Economic Development Corporation (“NYCEDC”)

Public Authority's Mission Statement:

New York City Economic Development Corporation is a mission-driven, nonprofit organization that works for a vibrant, inclusive, and globally competitive economy for all New Yorkers. We take a comprehensive approach, through four main strategies: strengthen confidence in NYC as a great place to do business; grow innovation sectors, with a focus on equity; build neighborhoods as places to live, learn, work, and play; and deliver sustainable infrastructure for communities and the city’s future economy.

Date Adopted: May 1, 2024

<i>Performance Measurements</i>
Strengthen Business Confidence
Private investment committed through NYCEDC for place-based development
Capital expenditure on NYCEDC-managed assets
Occupancy rate of NYCEDC-managed assets
Square footage of NYCEDC-managed assets
Revenue generated by NYCEDC asset portfolio
Grow Innovation Sectors, Focusing on Equity
Businesses served by industry-focused programmatic initiatives
Participants in innovative sector programming
MWBE participation rate
MWBE award rate
ConstructNYC-award value to cohort participants
Build neighborhoods Where People Live, Learn, Work, and Play
Capital expenditures on non-NYCEDC assets
Community engagements facilitated by NYCEDC
Businesses operating in properties actively managed by NYCEDC
Deliver Sustainable Infrastructure
Public space to be (re)developed through NYCEDC
Ferry rides provided by NYCEDC

**PROPERTY ACQUISITION
FROM CITY UNIVERSITY CONSTRUCTION FUND
Board of Directors Meeting
May 1, 2024**

OVERVIEW: NYCEDC proposes to re-acquire certain property from City University Construction Fund (“CUCF”), an affiliate of the City University of New York (“CUNY”), which was sold by NYCEDC to CUCF in 2015.

SELLER: CUCF
555 West 57th Street, 16th Floor
Manhattan

PURCHASER: NYCEDC

PROPERTY LOCATION: Block 1485, Lot 115
524 East 74th Street (a/k/a 525 East 73rd Street)
Manhattan (the “Property”)(approximately depicted in Attachment A)
Manhattan Community District 8

PROPERTY DESCRIPTION: The Property is located between East 73rd Street and East 74th Street and between York Avenue and FDR Drive and is an approximately 26,564 square foot parcel of land. The Property is partially improved with foundation work.

BACKGROUND: In 2012, CUNY and The City of New York (the “City”) entered into an agreement (the “Agreement”, as amended, the “2012 Agreement”) outlining a process with respect to the disposition of four CUNY properties, including the Brookdale Campus of Hunter College located at 425 East 25th Street in Manhattan (the “Brookdale Campus”), the Master of Fine Arts Building of Hunter College located at 450 West 41st Street in Manhattan (the “MFA Building”) and the North Hall Building of John Jay College located at 445 West 59th Street in Manhattan (the “North Hall Building”). The 2012 Agreement provided that the City was to convey, through NYCEDC, a fee interest in the Property to CUNY (or CUCF) in exchange for CUNY causing the Dormitory Authority of the State of New York (“DASNY”) to relinquish title to the Brookdale Campus to the State of New York (the “State”) and the State to subsequently transfer title to the City.

Under the 2012 Agreement, the City and CUNY agreed, among other things, that: (a) CUNY and/or CUCF would construct a

new Hunter College building at the Property and CUNY was to relocate its operations from the Brookdale Campus to the Property, and (b) the City would allocate \$100,000,000 in capital funds anticipated to be used for (1) the construction of the foundation at the Property, (2) the dewatering of the foundation at the Property, (3) the defeasance of the DASNY bonds related to the acquisition of the Brookdale Campus, and (4) capital improvements to a building at LaGuardia Community College to be used by CUNY as interim swing space before it relocated to the Property.

NYCEDC, as seller, and Memorial Hospital for Cancer and Allied Diseases (a/k/a Memorial Sloan-Kettering Cancer Center) (“MSK”) and CUCF, collectively, as purchaser, then entered into a Contract of Sale for the transfer of property referred to herein as the Property to CUNY (and the current Lot 15 to MSK) in exchange for CUNY causing the transfer of title to the Brookdale Campus to the City as described above (and MSK paying NYCEDC \$215,000,000). On March 30, 2015, the State conveyed all right, title, and interest in the Brookdale Campus to the City (the “2015 Brookdale Purchase”). On March 30, 2015, NYCEDC conveyed fee title of the Property to CUCF through a deed (the “2015 E. 73rd St Sale”) that required CUCF, as purchaser, to construct an approximately 215,000 square foot facility for use in connection with CUNY’s core business operations primarily as an education and/or research facility and to complete construction by March 30, 2025. As part of the 2015 Brookdale Purchase, the City provided \$20,831,677.24 to defease DASNY bonds related to the Brookdale Campus.

On March 30, 2015, the City also entered into a license agreement with CUNY for its continued use and occupancy of the Brookdale Campus through August 31, 2017 (the “2015 Brookdale License”). MSK and CUCF also entered into a Site Development Agreement on March 30, 2015 (the “Site Development Agreement”) pursuant to which MSK completed foundation work on the Property on behalf of CUCF costing \$27,750,000 (the “Foundation Costs”), which amount was to be reimbursed by CUNY. However, since CUNY failed to relinquish title to the MFA Building to the City which was a precondition to CUNY obtaining the funds allocated by the City for Foundation Costs pursuant to the 2012 Agreement, CUCF did not pay the Foundation Costs to MSK. In 2023, MSK sued CUNY and CUCF for the Foundation Costs. Since CUCF’s construction of the new building on the Property was never performed (other than the construction of the foundation by MSK), CUNY never relocated to the Property and has remained in occupancy at the Brookdale Campus beyond the expiration date of the 2015 Brookdale License.

PURCHASE PRICE:

In consideration for the purchase of the Property by NYCEDC, approximately \$43,060,557 will be expended by NYCEDC on various matters and subject to adjustment substantially as described below.

SITE VALUATION:

On September 28, 2012, the NYCEDC Board approved the sale of property then known as Block 1485, Lot 15 (the Property and the current Lot 15) to CUCF and MSK for \$215,000,000 plus the revesting of title to Manhattan Block 962, part of Lot 100 (a/k/a the Brookdale Campus) to the City valued at \$180,000,000. When the NYCEDC Board approved the sale, the combined property was valued at \$253,000,000 per a September 19, 2011 appraisal.

Concurrent with the closing of the sale on March 30, 2015, the then Lot 15 was subdivided into the current Lot 15 (owned by MSK) and Lot 115 (the Property that is the subject of this Board Item) and separate deeds were delivered to MSK and CUCF for the properties. Lot 115 includes roughly one third (1/3) of the available FAR of the combined property. A simple pro rata division of the valuation therefore leads to a valuation of Lot 115 of approximately \$84,333,333 in 2011 dollars. This value roughly aligns with NYCEDC's current conservative internal valuation of Lot 115.

PURPOSE OF ACQUISITION / BENEFITS TO THE PUBLIC:

On October 13, 2022, CUNY, the State, the City, and NYCEDC entered into a Memorandum of Understanding (the, "2022 MOU"). The 2022 MOU, as further refined by the Master Plan released to the public on November 17, 2023, outlined a plan whereby the City, NYCEDC, the State and CUNY would create and incentivize the development of a new life sciences campus ("SPARC Kips Bay") with more than 2 million square feet of new public health, educational, workforce development and life sciences facilities at the former Brookdale Campus. Under the first phase of this plan, NYCEDC will undertake the demolition of the existing Brookdale Campus and will oversee site preparation and infrastructure work and the design and construction of facilities on the eastern portion of the campus, which will include the co-location of several CUNY schools focused on public health and health care, including the Hunter College School of Nursing and School of Health Professions, the CUNY Graduate School of Public Health & Health Policy and the Borough of Manhattan Community College, as well as a health-and-science-focused public high school.

The Hunter College School of Nursing was originally planned to be located at the Property, pursuant to the 2012 Agreement. However, as part of the 2022 MOU, in consideration for the City's and State's agreement to fund the development of a new building at SPARC Kips Bay to house the Hunter College School of Nursing and the other CUNY schools described above, CUNY agreed to direct CUCF to re-convey the Property to NYCEDC.

To carry out the plan outlined in the 2022 MOU, it is anticipated that NYCEDC, the City, CUNY and/or CUCF will agree to unwind the 2015 E. 73rd Street Sale and related transactions as follows:

- (i) CUCF and NYCEDC will execute a Purchase and Sale Agreement for NYCEDC to acquire the Property as is from CUCF (and CUCF will convey title to the Property to NYCEDC);
- (ii) The City and CUNY will execute a Termination of the 2012 Agreement (and the City will execute Waivers and Releases of Reversionary Interests with respect the MFA Building and the North Hall Building);
- (iii) The City and CUNY will execute a Letter Agreement terminating the 2015 Brookdale License and waiving liquidated damages thereunder;
- (iv) The City and CUNY will execute a new Brookdale License permitting CUNY to use and occupy the Brookdale Campus through August 31, 2025;
- (v) MSK, CUCF and CUNY will execute a MSK Payment and Termination Agreement with respect to the Site Development Agreement;
- (vi) MSK and NYCEDC will execute a maintenance agreement (the "Maintenance Agreement") regarding (a) maintenance of the Property following NYCEDC's acquisition of the Property including NYCEDC's agreement to take on the obligation to dewater the existing foundation on the Property costing approximately \$100,000 per month and (b) removing a temporary wall installed by an affiliate of MSK on its building adjacent to the Property and undertake certain improvements that will be necessary in the event a building is built on the Property adjacent to the MSK building (which

improvements will be undertaken by the developer of the building on the Property);

- (vii) As consideration for the purchase of the Property from CUCF, approximately \$43,060,557 of City Capital Budget funds are anticipated to be expended by NYCEDC in connection with the acquisition of the Property by NYCEDC from CUCF, which amount may vary based on the final amount of the below described expenses. Such funds will be utilized (a) to reimburse MSK for the Foundation Costs, (b) to pay DASNY to defease DASNY bonds issued for CUNY's pre-development costs related to the intended development of the Property, (c) to pay CUCF for other pre-development and dewatering costs incurred to date and (d) for title insurance costs and escrow services. It is estimated that dewatering costs will be \$100,000 per month until closing, which may increase the \$43,060,557 currently anticipated to be expended..

After transfer of the fee interest in the Property to NYCEDC, NYCEDC plans to RFP the Property for development. Under existing approvals, uses of the Property are restricted to "health care, education, or scientific research facilities, including accessory uses." Accessory uses include commercial, retail, recreational and infrastructural uses accessory to the restricted uses listed above. Project size will be no greater than 262,500 zoning square feet.

EXISTING ZONING:

The Property is located in a C1-9 zoning district.

ENVIRONMENTAL MATTERS:

There currently are no known environmental issues at the Property. There was groundwater contamination from underground petroleum storage tanks that was remediated and closed out by the NYS Department of Environmental Conservation on December 21, 2016.

PROPOSED RESOLUTIONS:

1. Approval for NYCEDC to acquire the Property and enter into related agreements and make related expenditures, substantially as described herein.
2. Approval for NYCEDC to enter into the Maintenance Agreement with MSK following acquisition of the Property substantially as described herein.

NYCEDC

PROJECT CODE:

4759

NYCEDC STAFF:

Raven Anderson, Senior Vice President, Real Estate
Transaction Services

Brandon Baylor, Assistant Vice President, Real Estate
Transaction Services

Sacha Sellam, Senior Associate Real Estate Transaction
Services

Karyn Monat, Senior Counsel, Legal Department

Attachment A



Location Map



Aerial View of Site

**SPARC KIPS BAY DESIGN, DEMOLITION AND CONSTRUCTION AGREEMENT
WITH CITY UNIVERSITY OF NEW YORK
Board of Directors Meeting
May 1, 2024**

SPARC Kips Bay Overview: On October 13, 2022, the City University of New York (“CUNY”), the State of New York (the “State”), The City of New York (the “City”), and NYCEDC entered into a Memorandum of Understanding (the “2022 MOU”). The 2022 MOU, as further refined by a Master Plan released to the public on November 17, 2023, outlined a plan whereby the City, NYCEDC, the State and CUNY would create and incentivize the development of a state-of-the-art life sciences campus with more than 2 million square feet of new public health, educational, workforce development and life science facilities (“SPARC Kips Bay” or the “campus”), as well as a new public plaza (“SPARC Square”) and other sitewide improvements and infrastructure (collectively, the “Project”).

SPARC Kips Bay represents a historic level of investment between the City and the State of approximately \$1.6 billion. Located on a roughly four-acre block, between 25th and 26th Streets and between First Avenue and FDR Drive, on a site currently known as the Brookdale Campus of Hunter College (the “Brookdale Campus”), SPARC Kips Bay will be a first-of-its-kind innovation, jobs, and education center. It will further New York City’s role as a global leader in creating and attracting accessible jobs in the life sciences sector including ~\$42 billion in economic impact to the City over the next 30 years, and approximately 12,000 jobs, including 3,100 permanent science jobs.

Under the first phase of this Project, NYCEDC will undertake the demolition of the existing Brookdale Campus and will oversee site preparation and infrastructure work and the design and construction of facilities on the eastern portion of the campus, which will include the co-location of several CUNY schools focused on public health and health care, including the Hunter College School of Nursing and School of Health Professions, the CUNY Graduate School of

Public Health & Health Policy, and the Borough of Manhattan Community College, as well as a health-and-science-focused public high school. The CUNY Building (defined below) and the public high school may be housed in a combined structure or adjacent structures, pending design plans. 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 26th Street.

During a second phase of the Project, the western portion of the campus will be developed by one or more private development partners to be procured through a future public developer RFP in 2025 (anticipated to be approved through a future NYCEDC Board authorization). Such development is envisioned to house private life sciences tenants as well as a NYC Health + Hospitals outpatient care and training/simulation center, a new home for the City's Office of Chief Medical Examiner forensic pathology center and CUNY research labs.

Project Description:

As part of the first phase of this Project, it is anticipated that CUNY and NYCEDC will execute a Design, Demolition and Construction Agreement (the "DDC Agreement") whereby CUNY will hire NYCEDC to (i) undertake the demolition of the existing Brookdale Campus and (ii) procure, oversee and administer (a) the design and ground up construction of an approximately 530,000 square foot state-of-the-art higher education facility for CUNY (the "CUNY Building") on the eastern portion of the campus, which will include academic programming, a library, study spaces, a cafeteria and an auditorium (as well as the operating systems serving the CUNY Building, which may be housed in such building or in the new public high school on the campus, pending design plans), and (b) certain other sitewide improvements and infrastructure for the campus (collectively, the "Scope of Work").

CUNY currently remains in possession of the Brookdale Campus under an expired 2015 Brookdale License, but will be executing a new Brookdale License with the City concurrent with the sale of 524 East 74th Street from City University Construction

Fund (an affiliate of CUNY) to NYCEDC, which will permit CUNY to continue to use and occupy the Brookdale Campus through August 31, 2025. Pursuant to the DDC Agreement, CUNY will be required to decant, close and vacate the Brookdale Campus on or prior to August 31, 2025 in accordance with a Preliminary Decanting Plan attached to the DDC Agreement (to be finalized into a Final Decanting Plan to be agreed upon by CUNY and NYCEDC following the execution of the DDC Agreement).

It is anticipated that the City will enter into a ground lease with CUNY for the CUNY Building at SPARC Kips Bay on the terms set forth in a non-binding term sheet attached as an exhibit to the DDC Agreement. In addition, it is anticipated that the following additional agreements may be entered into in connection with the Project in the future, including (i) an amendment to the DDC Agreement or a subsequent agreement, as needed, to cover construction administration items not addressed in the DDC Agreement, if any, (ii) an operating agreement and/or other agreements governing the operation, utilities, maintenance and repair and security of the common areas of the campus (including SPARC Square), to be negotiated among the NYCEDC, CUNY, City agencies, the developer procured by NYCEDC for the western portion of the campus and/or third parties, and (iii) a separate agreement between CUNY and New York City Public Schools with respect to shared spaces, programming and operation of the combined structure or adjacent structures to be developed on the eastern portion of the campus.

Brookdale Campus Address: The Brookdale Campus is identified as Block 962, p/o Lot 1 on the Tax Map of the Borough of Manhattan and is located at 425 East 25th Street.

Amount to be Approved: Up to \$475,900,000 for work pursuant to the DDC Agreement (which includes up to \$72,500,000 authorized by the Executive Committee on March 19, 2024 for a SPARC Kips Bay design contract with Ennead Architects LLP)

Type of Funds: City Capital Budget funds

Agreement to be Approved: Design, Demolition, and Construction Agreement between CUNY and NYCEDC substantially as described herein.

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

Relevant Staff: Raven Anderson, Senior Vice President, Real Estate Transaction Services
Brandon Baylor, Assistant Vice President, Real Estate Transaction Services
Sacha Sellam, Senior Associate, Real Estate Transaction Services
Zachary Aders, Vice President, Capital Program
Karyn Monat, Senior Counsel, Legal

Project Code: 10086

**BROOKLYN ARMY TERMINAL
SUBLEASE FOR COMMUNITY SOLAR PROJECT
Board of Directors Meeting
May 1, 2024**

OVERVIEW

NYCEDC is proposing to enter into a sublease for approximately 80,000 square feet of space on the roof of Building B at BAT with Sunset Park Solar LLC (“SPS”) for the purposes of constructing and installing a solar photovoltaic system (the “Solar PV System”) to deliver solar energy to ConEd and financial benefits to subscribers of the Solar PV System program. SPS will install, manage and maintain the Solar PV System.

The Solar PV System will generate energy which will be delivered to ConEd in exchange for credits equal to up to 25% of the estimated worth of the delivered solar energy. These credits will be applied to the electric charges of subscribers to the Solar PV System that are customers of ConEd (in effect providing a discount to the subscribers). The balance of the worth of the generated solar energy will be paid to SPS.

This proposal follows delays in implementing the Solar PV program that was approved by the Board in 2018, that arose when the original project team faced challenges. The proposal involves a modified team and sublease terms and achieves the goals of the original BAT Community Solar RFP. The responsive RFP respondents and their initial proposals are set forth in Attachment A.

The terms of the proposed sublease are substantially as follows:

SUBLESSOR:

NYCEDC, which leases BAT from The City of New York.

SUBLESSEE:

SPS, the proposed sublessee entity, is currently indirectly owned by (i) UPROSE, Inc. (“UPROSE”), (ii) Ingenuity Power, LLC and (iii) Solar Investment Management Company LLC.

SITE:

Approximately 80,000 square feet of rooftop space on Building B at BAT (the “Site”).

SUBLEASE

TERM:

The initial term of the sublease shall be up to 25 years.

NYCEDC shall have options to terminate and buy out the sublease at the end of sublease years 10, 15, and 20 at a price as indicated in Attachment B. If NYCEDC exercises its option to buy out the

sublease, NYCEDC will retain the Solar PV System, or, at NYCEDC's sole discretion, SPS will remove it from the Site.

SPS shall have two 5-year options to renew the sublease.

BASE RENT: The base rent will initially be \$47,000 per year and will increase by one percent each year. The annual base rent during each renewal term shall initially be the greater of (i) the fair market value of the Site at the commencement of the renewal term, and (ii) 140 percent of the base rent in the sublease year prior to commencement of the renewal term, and will increase by one percent each year.

RENT CREDIT: A rent credit will be provided based on the proportion of subscriptions that are both in Sunset Park zip codes 11220 and 11232 and are to residential and industrial subscribers and subscribers that are houses of worship, non-profits, and retail stores with less than 10,000 rentable square feet

The table below outlines the amount of the rent credit which is based on the percentage of subscriptions that fall within the above specified areas/subscribers within Sunset Park (the "Qualified Subscription Percentage").

Qualified Subscription Percentage	Rent Credit
0-19%	0% of Base Rent
20-49%	(Annual Base Rent) x (Qualified Subscription Percentage) x (2.0)
50-100%	100% of Base Rent

APPRAISED VALUE: An appraisal conducted by Weitzman Associates, LLC dated October 15, 2023, values the Site at \$0.80 to \$1.00 per square foot. It identifies solar panel systems or urban farming as the highest and best use for roof space, ranging from 50,000 to 140,000 square feet, which aligns with the scope of the Project.

PURPOSE OF DISPOSITION/ BENEFIT TO THE PUBLIC: The project enables members of the Sunset Park community and neighboring communities to access the economic benefits of renewable energy from a system installed on City-owned property. Subscribers to the Solar PV System will receive discounts of up to 25 percent on their electricity costs, estimated to save them up to

\$1,235,000 during the initial sublease term. Additionally, subject to ongoing negotiations, approximately \$985,000 of the project's revenue received by UPROSE or its subsidiary may be used to fund community-developed priorities, primarily expected to be community-owned solar projects and other beneficial community Just Transition projects, i.e. projects that are climate related and are regenerative and inclusive.

**PROPOSED
RESOLUTION:**

The approval of NYCEDC entering into a sublease with Sunset Park Solar LLC, substantially as described herein

The Board of Directors further resolves that there is no reasonable alternative to the proposed sublease that will achieve the same purpose as the transfer.

NYCEDC STAFF: Jackie Ting, Senior Associate, Asset Management
Hazel Balaban, Vice President, Asset Management
Christine Paglialunga, Vice President, Asset Management
Sabrina Lippman, Senior Vice President, Asset Management
Deborah Bindler, Senior I Counsel, Legal

Attachment A: Initial Proposals of Responsive Respondents

RESPONSES INVOLVING BELOW NAMED ENTITIES AND OTHERS	PROPOSED FOOTPRINT	PROPOSED RENT	PROPOSED RENT / SF
Co-Op Power, Inc.	80,000	\$21,000	\$0.26 ¹
Fifth Avenue Committee, Inc.	80,000	\$27,500	\$0.34 ²
UGE USA Inc.	87,000	\$40,200	\$0.46 ³
OnForce Solar, Inc.	20,000	\$17,304	\$0.87 ⁴
Sunlight General Capital	58,000	\$32,000	\$0.55 ⁵

¹ Final and best offer was \$0.59

² Final and best offer was \$0.36

³ Final and best offer was \$0.46

⁴ Final and best offer not obtained

⁵ Final and best offer not obtained

Attachment B: Termination and Buy-out of Sublease

Lease Year	Termination Payment Amount
10	\$861,218
15	\$663,696
20	\$417,465

CHINATOWN CONNECTIONS PRE-DESIGN ENGAGEMENT
Board of Directors Meeting
May 1, 2024

Project Description: NYCEDC proposes to engage a consultant to lead public engagement for the pre-design phase of Chinatown Connections. Chinatown Connections is an interagency effort (NYCEDC, City DOT, City Parks) led by NYCEDC that is expected to combine an \$11,500,000 grant from the New York Department of State’s Downtown Revitalization Initiative with \$44,500,000 in City Capital Budget funds to redesign the gateway to Manhattan’s Chinatown into a safe and vibrant space that celebrates the neighborhood’s Chinese heritage, improves multimodal circulation into and around Chinatown, and supports local businesses (the “Project”). Once constructed, the Project is expected to deliver the following public realm improvements:

- Redesigning Chatham/Kimlau Square from a six-point intersection into a standard, four-way intersection with larger space, shorter pedestrian crossings, and direct bicycle connections.
- Beautifying the Park Row Connection to Chinatown from Frankfort Street to Chatham/Kimlau Square by upgrading the walking and biking experience into Chinatown, including safety enhancements, art interventions, new planters, and additional wayfinding and signage.
- Creating a Chinatown Welcome Gateway located in the vicinity of the redesigned Chatham/Kimlau Square (the “Chinatown Welcome Gateway”) that will commemorate the cultural heritage of the neighborhood, draw visitors to local businesses, and be defined through robust community engagement.

The consultant to be retained at this time will be responsible for facilitating a series of meetings with community stakeholders to help define design guidelines for the Chinatown Welcome Gateway, gathering feedback on Park Row improvements, and leading public forums to inform the broader community of the Project’s upcoming design and construction.

Borough: Manhattan

Type of Contract: Consultant contract and any needed Funding Source Agreements

Amount to be Approved: Up to \$150,000

Type of Funds: NYCEDC programmatic budget funds and possibly City Tax Levy funds anticipated to be made available by City DOT

Procurement Method: M/WBE small purchase

M/WBE Goal: 85%

Agreements to be Approved:

- A consultant contract, and possible amendments thereto (the “Consultant Contract”), with Public Works Partners LLC (the “Consultant”) to provide services substantially as described herein
- Any needed Funding Source Agreements

Scope of Work: The Consultant, managed by NYCEDC in consultation with collaborating City agencies, will be responsible for delivering substantially the following key services and deliverables over a pre-design engagement process:

- Facilitate five Chinatown Welcome Gateway subgroup meetings, provide support for four Chinatown Connections working group meetings, and lead two public forums.
- Research relevant public art precedents to inform Chinatown Welcome Gateway design guidelines.
- Draft a design brief defining guidelines and parameters for the Chinatown Welcome Gateway, along with criteria for artist selection, informed by precedents (from other cities, as well as examples of public artwork or placemaking designed to increase visitors and tourism) and robust, inclusive, and extensive public engagement.
- Providing ongoing outreach, as needed, including outreach to gather feedback on Park Row improvements and inform the broader community of the Project’s upcoming design and construction

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

Relevant Staff: Jennifer Sun, Executive Vice President, Planning Division
Nate Gray, Senior Vice President, Neighborhood Strategies
Gigi Li, Vice President, Government & Community Relations
Haya Rizvi, Assistant Vice President, Neighborhood Strategies
Inder Grewal, Senior Project Manager, Neighborhood Strategies
Charlie Townsley, Project Manager, Neighborhood Strategies
Meah Clay, Senior Counsel, Legal
Caitlin Dunham, Counsel, Legal

Project Code: 10675

CITYWIDE GREENWAY LONG TERM EXPANSION PLANNING SERVICES
Board of Directors Meeting
May 1, 2024

Project Description: NYCEDC proposes to retain a consultant to provide planning services to develop and execute a robust, comprehensive, data-driven, and equity-focused citywide planning process for the long-term expansion of New York City’s greenway network, focusing on underinvested communities outside Manhattan.

Borough: Citywide

Type of Contract: Consulting contract and any needed Funding Source Agreements

Amount to be Approved: Up to \$2,350,000

Type of Funds: United States Department of Transportation RAISE Grant

Procurement Method: Public RFP

Agreements to be Approved: A consultant contract, and possible amendments thereto with Sam Schwartz Engineering, D.P.C. (“Sam Schwartz”) to provide Project services, and any needed Funding Source Agreements

DBE Goal: 10%

Scope of Work: Sam Schwartz will lead best practices research about the impact and design of the next generation of New York City greenways, and undertake a citywide opportunity analysis to identify potential future greenway segments, prioritize these identified segments, and develop feasibility plans for a set of the prioritized segments. This Project will contribute to the City’s goals for an expanded greenway network, including increasing equity in the City’s greenway network, enhancing the City’s parks, open space, and protected bike infrastructure networks, encouraging increased bike and micromobility use for commuting and recreation, increasing the City’s public health and resilience, and creating new New York City destinations.

Proposed Resolution: To authorize the President and any empowered officer to enter into the consultant contract and possible amendments thereto with Sam Schwartz, and any needed Funding Source Agreements, substantially as described herein

Relevant Staff: Alexis Taylor, Vice President, Neighborhood Strategies;
Lena Ferguson, Assistant Vice President,
Neighborhood Strategies;
Candace Chung, Senior Counsel, Legal

Project Code: 10655

REPORT ON INVESTMENTS

New York City Economic Development Corporation

Three Month Period Ended March 31, 2024

New York City Economic Development Corporation Schedule of Investments

1st Quarter

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

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

2nd Quarter

Investment Type	Total Value 9/30/23	Purchases	Maturities	Interest Received	Net Transfers Out	Unrealized Gain/Loss	Total Value 12/31/23	Weighted Avg. Yield
US Gov't Agencies	180,639,702	20,199,269	(37,850,000)	(1,037,002)	-	3,549,917	165,501,886	3.57%
United States Treasury Bill	1,417,955	10,031,693	-	-	-	133,085	11,582,734	5.44%
Certificates of Deposit	204,583	-	-	-	-	698	205,281	0.05%
Commercial Paper	24,205,310	8,174,926	(19,500,000)	-	-	242,798	13,123,035	3.75%
Cash Equivalents/MMF	2,196,398	16,026,702	-	-	-	-	18,223,100	
Grand Total	208,663,948	54,432,591	(57,350,000)	(1,037,002)	-	3,926,499	208,636,035	3.37%

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

3rd Quarter

Investment Type	Total Value 12/31/23	Purchases	Maturities	Interest Received	Net Transfers Out	Unrealized Gain/Loss	Total Value 3/31/24	Weighted Avg. Yield
US Gov't Agencies	165,501,886	26,111,816	(26,600,000)	(1,756,448)	-	1,598,791	164,856,045	4.23%
United States Treasury Bill	11,582,734	11,966,974	(11,441,522)	(195,478)	-	108,776	12,021,483	4.68%
Certificates of Deposit	205,281	-	-	-	-	691	205,972	0.05%
Commercial Paper	13,123,035	16,635,639	-	-	-	180,276	29,938,949	4.95%
Cash Equivalents/MMF	18,223,100	350,724	(15,115,167)	-	-	-	3,458,658	
Grand Total	208,636,035	55,065,152	(53,156,688)	(1,951,926)	-	1,888,533	210,481,107	4.28%

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

Notes to Schedule of Investments

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

All investment balances as of March 31, 2024 are recorded at fair value and the portfolio consists of the following securities with maturities of seven (7) years or less:

Investment Type	Total Value	%	Max. Allocation per policy
FFCB	54,411,388	25.9%	
FHLB	84,740,089	40.3%	
FHLMC	25,704,568	12.2%	
US Gov Agencies Sub-Total	164,856,045	78.3%	100%
Commercial Paper	29,938,949	14.2%	25%
Certificates of Deposit	205,972	0.1%	20%
Cash Equivalent/MMF	3,458,658	1.6%	-
US Treasury	12,021,483	5.7%	100%
Grand Investments Total	210,481,107	100.0%	

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

Credit Risk - It is the NYCEDC’s policy to limit its investments in debt securities to those rated in the highest rating category by at least two nationally recognized bond rating agencies or other securities guaranteed by the U.S. government or issued by its agencies. As of March 31, 2024, the Corporation’s investments in Federal Farm Credit Bank (FFCB), Federal Home Loan Bank (FHLB) and the Federal Home Loan Mortgage Corporation (FHLMC) were rated AA+ by Standard & Poor’s, Aaa by Moody’s and AAA by Fitch Ratings. Commercial papers held were rated A-1+ by Standard & Poor’s Corporation or P-1 by Moody’s Investor’s Service, Inc.

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

NYCEDC manages custodial credit risk by limiting possession of its investments to highly rated institutions and/or requiring that high-quality collateral be held by the counterparty in the name of NYCEDC. At March 31, 2024, NYCEDC was not subject to custodial credit risk.

Money market sweep accounts tied to commercial checking accounts amount to \$201.3 million as of March 31, 2024. Of this amount, \$70.0 million or 35% is invested in the J.P. Morgan Empower Share Class Money Market Fund which benefits minority and diverse-led financial institutions.