



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
June 18, 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, June 18, 2024, in Conference Center A/B, on the 14<sup>th</sup> Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

Nate Bliss (as alternate for Maria Torres-Springer)  
Eric Clement  
William Floyd  
Andrew Kimball  
James McSpiritt  
Elizabeth Velez  
Betty Woo

Hector Cordero-Guzmán, a Director of NYCEDC, members of NYCEDC staff, and members of the public also were present.

The meeting was called to order by Andrew Kimball, President of NYCEDC, at 9:17 a.m. Meredith Jones, an Executive Vice President, General Counsel and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the May 1, 2024 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the May 1, 2024 regular meeting of the Executive Committee, as submitted. A motion to approve such minutes, as submitted, was made, seconded and unanimously adopted.

2. Contracts and Other Matters

The following contracts, authorizations, ratifications, expenditures and matters were then presented to the Executive Committee for approval. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibits attached hereto.)

(a) Cannabis NYC Loan Fund: Tuatara Capital

Brinda Ganguly, an Executive Vice President of NYCEDC, presented a proposal for NYCEDC to enter into (i) an agreement with an entity (the "General Partner") managed by Tuatara Capital L.P. ("Tuatara Capital" or "Tuatara") through which agreement an entity formed by NYCEDC (the "NYCEDC Entity") will make up to a \$9,400,000 commitment to the Cannabis NYC Loan Fund LP (the "Investment Fund"), (ii) a subscription agreement, (iii) any necessary ancillary agreements among NYCEDC, the NYCEDC Entity, the General Partner, Tuatara Capital, the Investment Fund, affiliates of the above, and/or other relevant parties, and (iv) any needed amendments thereto (collectively, the "Transaction Documents"), all in connection with the Cannabis NYC Loan Fund (the "Program"), which Program aims to provide affordable and flexible capital to licensed pre-operational and early-stage cannabis businesses with the goal of promoting the development of an equitable cannabis industry in New York City, on substantially the terms set forth in Exhibit A hereto. Ms. Ganguly discussed the goals and design of the Program and how the Investment Fund will function.

In answer to a question from Ms. Velez, Ms. Ganguly stated that there will be multiple closings for the Program. She explained that the first closing will make approximately \$2 million available as soon as summer 2024, and that approximately \$7 million will be used by Tuatara to raise capital for Phase II. There will be closings for Phase II that could last through September 2025.

In answer to a question from Mr. McSpiritt regarding preference being given to New York State ("State") Conditional Adult-Use Retail Dispensary ("CAURD") licensees in Phase II of the Program, Ms. Ganguly stated that Phase I would be exclusively for CAURD businesses and that the people seeking money in Phase I would already have their CAURD licenses at that point. For Phase II, preference would be given to CAURD businesses. Dasheeda Dawson, Founding Director of Cannabis NYC, stated that CAURD licensees will indicate in the application process that they are such licensees, and will also include some proof. She stated that this would be part of the scoring mechanism with respect to CAURD licensees, and that currently the vast majority of licensees in New York City are CAURD licensees. In answer to another question from Mr. McSpiritt, Ms. Ganguly explained that there will be a scoring of applicants when Tuatara is doing the underwriting and extra points will be allocated to the score of an applicant which is a CAURD licensee, and that this is how the preference to CAURD licensees in Phase II of the Program will be achieved. In answer to a question from Mr. Floyd, Ms. Ganguly confirmed that the selection criteria are weighted.

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) Venture Access NYC Founder Fellowship

Fernando Montejo, an Assistant Vice President of NYCEDC, then presented a proposal for NYCEDC to enter into consultant contracts, and any necessary

amendments thereto, with each of Chloe Capital Manager, LLC, Gold House Foundation Inc., Grand Central Technology Accelerator LLC, New Lab LLC, and Visible Hands VC, PBC, to provide services for the continuation of the Venture Access NYC Founder Fellowship, a program that supports a diverse community of tech entrepreneurs across a range of industries and service sectors by providing diverse tech startup stage teams with access to networking, fundraising, mentorship, business development, and other opportunities to successfully build and scale their tech enterprises in New York City, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Mr. Clement, Mr. Montejo stated that the funding for each operator would be determined based on its budget proposal submitted to NYCEDC, that each of them would receive an equal amount (approximately \$247,500) in the first year, and that NYCEDC anticipated there will be at least two additional years of service. In answer to a second question from Ms. Velez, Mr. Montejo stated that the City and NYCEDC were receiving recognition for their contributions to the program. He added that NYCEDC selects at least one Founder Fellow team to spotlight every month across its social channels.

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 and ratification after a brief summary of those matters by Jeanny Pak, Chief Financial Officer and an Executive Vice President of NYCEDC.

#### (a) +Pool Pilot Project

A proposed consultant contract with Friends of +Pool Inc., and any needed amendments thereto, to provide services for a pilot project to test and determine whether a prototype of a novel water-filtering, floating, portable pool facility in the East River, at the southern end of Manhattan's Pier 35 (not including Mussel Beach) may be suitable for New Yorkers to swim in at a future date following completion of such testing, in an effort to (1) safely and equitably activate The City of New York's (the "City's") underutilized waterways and (2) expand access to safe swimming for New Yorkers, on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Mr. McSpirtt, Ms. Pak stated that testing to see whether the prototype works will be conducted this summer and potentially next year.

#### (b) The New 42<sup>nd</sup> Street, Inc. Loan and Security Agreement

A proposed termination, conversion and grant agreement with The New 42<sup>nd</sup> Street, Inc. ("New 42") to provide for the conversion to a grant of the outstanding

amount of the 2019 bridge loan made by NYCEDC to New 42, on substantially the terms set forth in Exhibit D hereto.

(c) Citywide Rehabilitation/Improvements – Maintenance Dredging and Related Services

(i) One or more proposed amendments to NYCEDC's 2017 facilities management/construction management contract with Hunter Roberts Construction Group, L.L.C. to provide for maintenance dredging and related construction management ("CM") services and other related services for Fiscal Year ("FY") 2025 Fall and Spring dredging events for the Manhattan Cruise Terminal, and to provide funds for both FY 2025 dredging events, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements") related to this project work, on substantially the terms set forth in Exhibit E hereto.

(d) Modifications to Previous Authorizations – Design Engineering Services for Ollis-Class Compatible Flex Barges

(i) Proposed modifications with respect to a contract with M & N Engineering, D.P.C. f/k/a M & N Engineering, P.C. for design engineering services to support the construction of two Ollis-Class compatible flex barges and necessary appurtenances, to provide for additional funds needed to advance a revised design per a New York City Department of Transportation ("City DOT") request and work associated with related environmental review and coordination, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit F hereto.

(e) Modifications to Previous Authorizations – Ferry Landings Upgrades

(i) Proposed modifications with respect to a contract with M.G. McLaren Engineering and Land Surveying, P.C. d/b/a McLaren Engineering Group for design engineering services related to upgrading ferry landings to support the use of Ollis-Class ferries and harden the landings against damage from potential storms and the effects of sea level rise, to modify the site of the work and to provide additional funds for additional project work, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit F hereto.

(f) Modifications to Previous Authorizations – LIC Gantry Plaza State Park Ferry Landing (the "Ferry Landing")

(i) A proposed amendment to the revocable permit for the Ferry Landing with New York State Office of Parks, Recreation and Historic Preservation, as licensor, with NYCEDC, dated July 1, 2016, to extend its term and (ii) any necessary agreements related thereto, on substantially the terms set forth in Exhibit F hereto.

(g) Modifications to Previous Authorizations – New Essex Market Services

(i) Proposed modifications with respect to an agreement (the “DSA Contract”) with Site 2 DSA Commercial LLC (“DSA”) for janitorial, security and pest control services, maintenance services for HVAC, kitchen exhaust hoods, Ansul system and fire extinguisher, and other standard maintenance services, at New Essex Market, which services will be performed by DSA and its subcontractors, to provide for an extension of the term of the DSA Contract by an additional 12 months and an increase of funds for additional project work under the DSA Contract, and also to provide for a correction of DSA’s name and reimbursement to C&C Apartment Management LLC, a subcontractor, of certain costs anticipated to not exceed \$409,000 that may arise if NYCEDC determines to reduce or eliminate certain on-site personnel, and (ii) any necessary agreements related to such project work, all on substantially the terms set forth in Exhibit F hereto.

(h) Modifications to Previous Authorizations – Upgrade and Rehabilitation of Industrial Space at MiNY Campus

(i) Proposed modifications with respect to NYCEDC’s construction management contract (the “Gilbane CM Contract”) with Gilbane Building Company (“Gilbane”) related to a project to provide for CM services and procuring subcontractors for the upgrade and rehabilitation of industrial space at the MiNY Campus at Bush Terminal, to provide for an extension of the term of the Gilbane CM Contract through December 31, 2025 for the MiNY Campus project and to provide that the source of funds for previously authorized funding for project work under the Gilbane CM Contract may be Federal Emergency Management Agency funds in addition to the previously authorized use of City Capital Budget funds and NYCEDC programmatic budget funds, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit F hereto.

(i) Modifications to Previous Authorizations – East Harlem Business Assistance Program

A proposed amendment to the contract with Workforce Development Corporation (“WDC”) for the development, administration and implementation of a neighborhood business assistance program known as the East Harlem Business Assistance Program (the “HBA Program”), which program includes initiatives such as business support and retention, technical assistance, promotions, cleaning and beautification, and/or district marketing in Manhattan Community District 11, to provide additional funds to WDC for continued HBA Program services, on substantially the terms set forth in Exhibit F hereto.

(j) Staten Island Ferry: Ferryboat Refreshments Agreement

A proposed lease agreement with H.E. MGMT at Staten Island Ferry, Inc. for the operation, management and maintenance of designated ferryboat refreshment areas on

the Staten Island Ferry boats, providing food and beverage services to ferry riders, for an initial term of ten years with one renewal term for an additional ten years at the discretion of the President of NYCEDC or another authorized signatory of NYCEDC and City DOT, on substantially the terms set forth in Exhibit G hereto.

(k) Lower Manhattan Coastal Resiliency – The Battery

A proposed force account agreement with New York City Transit Authority, and any needed amendments to such agreement, to provide for force account services related to the Lower Manhattan Coastal Resiliency – The Battery project, which project consists of construction of improvements to address sea level rise and more frequent storm surge events, and resultant flooding, including construction of a new elevated wharf, flood protection measures and landscape improvements, on substantially the terms set forth in Exhibit H hereto. The force account agreement is to ensure that the Bowling Green subway station is not damaged during work on the project.

(l) Rise Up NYC Summer Concert Series 2024

A proposed consultant contract with Globe Star Media Entertainment, Inc., and any needed amendments thereto, for the provision of event production services for NYC's Rise Up Summer Concert Series 2024 (anticipated to take place during the month of August), a celebration of music, performance, and culture, consisting of 10 individual event days in all of New York City's boroughs, to join together all New Yorkers in support of peace, prosperity, and a call to unify, on substantially the terms set forth in Exhibit I hereto.

(m) Funding Agreements

(i) Proposed funding agreements with (1) Episcopal Health Services Inc., (2) The New York Immigration Coalition, Inc. and (3) BronxWorks, Inc., or affiliates, and (ii) any needed Funding Source Agreements for these projects, on substantially the terms set forth in Exhibit J hereto.

(n) Property Management Related Services – Brooklyn Marine Terminal

(i) The proposed ratification and authorization of a contract with Doyle Security Services, Inc., and possibly amendments thereto, to provide 24-hour security services for Brooklyn Marine Terminal Piers 7 – 10 and their associated uplands, for a term that began in June 2024 and runs through December 31, 2025, with two one-year renewal options, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit K hereto.

(o) South Street Seaport Museum Sustainability Fund

A proposal for any and all agreements needed in connection with carrying out a directive issued by the City's Deputy Mayor for Housing and Economic Development to NYCEDC in December 2021 for NYCEDC to retain \$40,000,000, and earnings thereon,



in proceeds (the "Funds") from the sale of certain transferable development rights and to invest the Funds through a special purpose entity formed by NYCEDC as its sole member, to be used to provide a long-term source of funding for the operating expenses of the Seaport Museum New York d/b/a South Street Seaport Museum, and any needed amendments thereto, all to provide for the carrying out of the directive, on substantially the terms set forth in Exhibit L hereto.

(p) Amended and Restated Annual City Contracts

(i) A proposed Amended and Restated Contract (the "Master Contract"), amending and restating the Amended and Restated Contract dated as of June 30, 2023, as it has been and may be amended, between the City and NYCEDC pursuant to which NYCEDC will provide services to the City, (ii) a proposed Amended and Restated Maritime Contract (the "Maritime Contract"), amending and restating the Amended and Restated Maritime Contract dated as of June 30, 2023, as it has been and may be amended, between the City and NYCEDC pursuant to which NYCEDC will provide services to the City, and (iii) proposed possible amendments to the Master and Maritime Contracts, prior to the FY 2026 (the fiscal year of the City beginning July 1, 2025) amendments and restatements of such contracts, to change the budget of the Master and/or Maritime Contract and provide for such other changes as may be approved by the President or another empowered officer of NYCEDC, on substantially the terms set forth in Exhibit M hereto.

(q) Annual Contract with New York City Industrial Development Agency ("IDA")

A proposed annual contract whereby IDA will hire NYCEDC to provide IDA with administrative services for FY 2025, on substantially the terms set forth in Exhibit N hereto.

(r) Annual Contract with Build NYC Resource Corporation ("Build NYC")

A proposed annual contract whereby Build NYC will hire NYCEDC to provide Build NYC with administrative services for FY 2025, on substantially the terms set forth in Exhibit O hereto.

At this time, in answer to a question from Ms. Woo regarding the item in Section 3(b) pertaining to the New 42 loan conversion to a grant, Young Ji, a Vice President of NYCEDC, stated that as part of the grant agreement NYCEDC had a covenant in case New 42 were to change the nature of the programming, and that in such case New 42 would have to repay a portion of the loan.

In answer to a question from Ms. Velez concerning the item in Section 3(h), Kathryn Prybylski, a Senior Vice President of NYCEDC, stated that there was a minority and women owned business enterprise ("M/WBE") goal for this MiNY campus project and that NYCEDC was currently well above achieving that M/WBE goal of 30%. Then, in answer to a question from Ms. Velez regarding the item in Section 3(g), Aileen

Gaztambide, an Assistant Vice President of NYCEDC, explained that the DSA Contract was an existing contract for New Essex Market services that was being amended, and that NYCEDC was extending the contract by one year with DSA which was the facilities management company that ran other portions of the building on the site of the New Essex Market which are not NYCEDC-owned.

#### Approval of Section 3 Contracts and Matters


A motion then was made to authorize and ratify the matters set forth for authorization and ratification in the Proposed Resolution sections of Exhibits C – O hereto. Such motion was seconded and approved. Mr. McSpirtt recused himself from voting on the matter pertaining to The New York Immigration Coalition, Inc. that is contained in the item set forth in Section 3(m) hereto.

#### 4. Approvals

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

#### 5. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the Executive Committee meeting was adjourned at 10:00 a.m.

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

Dated: August 20, 2024  
New York, New York



**ATTACHMENT 1**

**DEFINITIONS**

|                                |  |
|--------------------------------|--|
| Apple .....                    | Apple Industrial Development Corp.   |
| Armand .....                   | Armand Corporation d/b/a Armand of New York  |
| BAT .....                      | Brooklyn Army Terminal   |
| Bovis .....                    | Bovis Lend Lease LMB, Inc.   |
| CDBG .....                     | Federal Community Development Block Grant  |
| CDBG-DR Funds .....            | Federal Community Development Block Grant-Disaster Recovery Program funds  |
| CEQR .....                     | City Environmental Quality Review process  |
| City DEP .....                 | New York City Department of Environmental Protection   |
| City DOT .....                 | New York City Department of Transportation   |
| City Parks .....               | New York City Department of Parks and Recreation   |
| City Planning .....            | New York City Department of City Planning or City Planning Commission  |
| CM .....                       | A construction manager   |
| CM Contract .....              | A construction management contract   |
| DCAS .....                     | New York City Department of Citywide Administrative Services   |
| EIS .....                      | Environmental Impact Statement   |
| ESDC .....                     | New York State Urban Development Corporation d/b/a Empire State Development Corporation  |
| FEMA .....                     | Federal Emergency Management Agency  |
| FM .....                       | A facilities manager   |
| FM/CM Contract .....           | A facilities management/construction management contract   |
| Funding Source Agreement ..... | Any agreement necessary to obtain funds for the Project, including IDA Agreements  |
| Gilbane.....                   | Gilbane Building Company   |
| HDC .....                      | New York City Housing Development Corporation  |
| HPD .....                      | New York City Department of Housing Preservation and Development   |
| Hunter Roberts .....           | Hunter Roberts Construction Group, L.L.C.  |
| IDA .....                      | New York City Industrial Development Agency  |
| IDA Agreement .....            | Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work |
| LiRo .....                     | LiRo Program and Construction Management, PE P.C.  |
| LMDC .....                     | Lower Manhattan Development Corporation  |
| McKissack .....                | The McKissack Group, Inc. d/b/a McKissack & McKissack  |

|                      |  |
|----------------------|--|
| MOU .....            | A memorandum of understanding  |
| NYCEDC .....         | New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC. |
| NYCHA .....          | New York City Housing Authority  |
| NYCLDC .....         | New York City Land Development Corporation   |
| Noble Strategy ..... | Noble Strategy NY Inc.   |
| OMB .....            | New York City Office of Management and Budget  |
| Port Authority ..... | The Port Authority of New York and New Jersey  |
| RFP .....            | Request for Proposals  |
| Sanitation .....     | New York City Department of Sanitation   |
| SBS .....            | New York City Department of Small Business Services  |
| SEMO .....           | New York State Emergency Management Office   |
| SEQR .....           | State Environmental Quality Review process   |
| Skanska .....        | Skanska USA Building Inc.  |
| State DEC .....      | New York State Department of Environmental Conservation  |
| State DOS .....      | New York State Department of State   |
| State DOT .....      | New York State Department of Transportation  |
| State Parks .....    | New York State Office of Parks, Recreation and Historic Preservation   |
| Tishman .....        | Tishman Construction Corporation of New York   |
| Turner .....         | Turner Construction Company  |
| ULURP .....          | Uniform Land Use Review Procedure  |

**EXHIBIT A**

**CANNABIS NYC LOAN FUND: TUATARA CAPITAL**  
**Executive Committee Meeting**  
**June 18, 2024**

**Project Description:**

The Cannabis NYC Loan Fund (the “Program”) aims to provide affordable and flexible capital to licensed pre-operational and early-stage cannabis businesses, with the goal of promoting the development of an equitable cannabis industry.

NYCEDC released an RFP for the Program in July 2023 and selected Tuatara Capital L.P. (“Tuatara Capital”) as fund manager and capital partner. Tuatara Capital is a cannabis-focused private investment firm based in Manhattan, with 10 years of cannabis industry experience.

In connection with the Program, NYCEDC proposes to enter into an agreement with an entity managed by Tuatara Capital (the “General Partner”) through which agreement an entity formed by NYCEDC (the “NYCEDC Entity”) will make up to a \$9,400,000 commitment to the Cannabis NYC Loan Fund LP (the “Investment Fund”). This commitment will serve as both loan capital for the Investments (defined below) and will cover a portion of the fees to Tuatara Capital, and/or its affiliates, associated with establishing and managing the Investment Fund. The Investment Fund will be managed by Tuatara Capital, and/or its affiliates, and will make investments in licensed pre-operational and early-stage cannabis businesses (the “Investments”).

Tuatara Capital, and/or its affiliates, will be responsible for managing the operations of the Program and may also commit capital to invest in the Investment Fund.

The Program will roll out in two phases to optimize for both speed to market and overall capital deployment. Phase I consists of an up to \$2,000,000 tranche of loan capital for pre-operational and early-stage cannabis businesses. Phase II consists of Tuatara Capital, and/or its affiliates, leveraging the remainder of NYCEDC’s commitment, which will be subordinated with the goal of attracting additional private capital to grow the overall size of the Investment Fund to a target size of \$20,000,000- \$30,000,000. Phase II will offer loans to early-stage cannabis businesses. Phase I loans are expected to begin in the second half of calendar year 2024 while Phase II loans are unlikely to begin until 2025.

**Borough:** Citywide

**Amount to be Approved:** Up to \$9,400,000

**Type of Funds:** City Tax Levy funds

**Procurement Method:** Publicly advertised Request for Proposals (using the competitive sealed proposals method of procurement under NYCEDC’s annual contracts with the City) to select the fund administrator and capital partner(s) for the Program.

**Agreements to be Approved:** Agreements needed in connection with the Program, including a limited partnership agreement, a subscription agreement, and any necessary ancillary agreements among NYCEDC, the NYCEDC Entity, the General Partner, Tuatara Capital, the Investment Fund, affiliates of the above, and/or other relevant parties, and any needed amendments thereto (collectively, “Transaction Documents”).

**M/WBE Goal:** Not applicable

**Scope of Work:** Tuatara Capital, and/or its affiliates, will provide services substantially as described below:

- Enter into Transaction Documents.
- Manage the application portal and process of the Program.
- Review and screen applicants of the Program.
- Make Investments that align with investment strategy and selection criteria agreed to as part the Program.
- Monitor and manage Investments.
- Launch a formal fundraising process that leverages the City’s commitment in the Investment Fund to bring in additional capital from private investors.
- Commit capital to the Investment Fund in line with the terms specified in the Transaction Documents.
- Make distributions to NYCEDC’s entity in accordance with the Transaction Documents.
- Provide regular reports on the Program to NYCEDC.
- Perform any other services necessary for the furtherance of the Program.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Transaction Documents on behalf of NYCEDC and/or the NYCEDC Entity and NYCEDC

to create the NYCEDC Entity and provide funds to the NYCEDC Entity in connection with the Program, substantially as described herein

**Relevant**

**Staff:** Brinda Ganguly, Executive Vice President, Strategic Investments Group  
Audrey Ellen, Assistant Vice President, Strategic Investments Group  
Eduardo Fernandez, Associate, Strategic Investments Group  
Katie Hermann, Senior Counsel, Legal  
Caitlin Dunham, Counsel, Legal

**Project Code:** 10012



**EXHIBIT B**

**VENTURE ACCESS NYC FOUNDER FELLOWSHIP**  
**Executive Committee Meeting**  
**June 18, 2024**

**Project Description:** The continuation of the Venture Access NYC Founder Fellowship (“Founder Fellowship”), a program that supports a diverse community of tech entrepreneurs across a range of industries and service sectors by providing diverse tech startup stage teams with access to networking, fundraising, mentorship, business development, and other opportunities to successfully build and scale their tech enterprises in New York City. The Founder Fellowship program first launched in 2022, followed by annual program cycles in 2023 and 2024.

**Borough:** Citywide

**Type of Contracts:** Consultant contracts

**Amount to be Approved:** Up to \$3,425,625 in the aggregate for consultant contracts for Project services

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

**Procurement Method:** Publicly advertised RFP

**Last Exec. Comm. Approval:** September 28, 2023

**Agreements to be Approved:** Consultant contracts for Project services and any necessary amendments thereto with each of:

- Chloe Capital Manager, LLC
- Gold House Foundation Inc.
- Grand Central Technology Accelerator LLC
- New Lab LLC
- Visible Hands VC, PBC

(The above contracts are collectively, the “Contracts” and Chloe Capital Manager, LLC, Gold House Foundation Inc., Grand Central Technology Accelerator LLC, New Lab LLC, and Visible Hands VC, PBC are collectively, the “Consultants”)

**M/WBE Goal:** N/A

**Scope of Work:** Pursuant to the Contracts, the Consultants will each support a minimum of 15 Founder teams (75 in total) annually through accelerator programs lasting at least three months, and perform at minimum the following Project services:

- recruit and select qualified entrepreneurs to join the Founder Fellowship;
- provide Founder Fellowship programming and benefits that improve entrepreneurs' access and success in obtaining customers, advisors, and capital;
- market and promote the Founder Fellowship; and
- measure and report on Project success and impact on entrepreneurs' venture readiness and progress.

Some Consultants will also provide grants and/or dilutive investments to certain qualified entrepreneurs with funds other than those provided by NYCEDC.

It is anticipated that the Contracts will cover several years of services.

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

**Relevant Staff:** Fernando Montejo, Assistant Vice President, Innovation Industries  
Daria Siegel, Vice President, Innovation Industries  
Nina Qin, Project Manager, Innovation Industries  
Caroline Nguyen, Senior Counsel, Legal

**Project Code:** 9510

**EXHIBIT C**

**+POOL PILOT PROJECT**  
**Executive Committee Meeting**  
**June 18, 2024**

**Project Description:** A pilot project to test and determine whether a prototype of a novel water-filtering, floating, portable pool facility in the East River, at the southern end of Manhattan’s Pier 35 (not including Mussel Beach) may be suitable for New Yorkers to swim in at a future date following completion of such testing, in an effort to (1) safely and equitably activate the City’s underutilized waterways and (2) expand access to safe swimming for New Yorkers (the “Project”).

**Borough:** Manhattan

**Type of Contract:** Consultant contract and possibly amendment(s) thereto

**Amount to be Approved:** Up to \$4,000,000

**Type of Funds:** NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds

**Procurement Method:** Sole Source. Friends of +Pool Inc. (“+Pool”) has maintained earnest and productive engagement with multiple City and New York State (“State”) agencies and public entities, as well as local research scientists, and is, thus, best positioned to meet critical and urgent delivery timelines to launch the Project. From ongoing discussions with the New York City Department of Health and Mental Hygiene (“NYCDOHMH”), New York State Department of Health (“NYSDOH”) and the State DEC, to collaborative local research efforts with Hudson River Park’s River Project and Columbia University’s Lamont-Doherty Earth Observatory (including continuous water-quality measurements in local waterways), +Pool has developed deep connections with key local stakeholders and a critical understanding of the City’s water quality and the infrastructure design necessary to test a self-filtering floating pool in the City’s waterways.

**M/WBE Goal:** Not applicable

**Agreement to be Approved:** A consultant contract (the “+Pool Contract”) with +Pool to provide the Project services, and any needed amendments thereto.

**Scope of Work:** To carry out the Project services +Pool will install one or more floating structure prototypes (collectively, the “Installation”), such as a mini version of the pool facility or a barge containing a basin of similar scale, that enables the testing of +Pool’s novel water treatment system technology according to the NYSDOH “*Framework for Submittal to Demonstrate Acceptable Water Quality and Design of a Novel Bathing Facility*” (the “NYSDOH Framework”) and the NYCDOHMH “*Site Assessment Protocol for Non-Traditional Recreational Water Projects Pre-Qualification Process for Permit Modification*” (the “NYCDOHMH Protocol”).

The Project services will include collecting, measuring, and disseminating certain water quality data according to the NYSDOH Framework and the NYCDOHMH Protocol. Recreational uses and any use that permits the general public to enter the Installation will be strictly prohibited during the Project. The Project services are anticipated to conclude with (1) +Pool’s final submission of collected data to NYCEDC, NYCDOHMH and NYSDOH as described in the NYSDOH Framework and the NYCDOHMH Protocol and (2) the issuance of a joint evaluation of findings by NYCDOHMH and NYSDOH.

**Proposed Resolution:** To authorize NYCEDC entering into the +Pool Contract, and any needed amendments thereto, substantially as described herein

**Relevant Staff:** Allison Dees, Vice President, Asset Management  
Campbell Munn, Associate, Asset Management  
Brooke Wiczorek, Vice President, Land Use  
Meah Clay, Senior Counsel, Legal

**Project Code:** 10853



**EXHIBIT D**

**THE NEW 42<sup>nd</sup> STREET, INC. LOAN AND SECURITY AGREEMENT**  
**Executive Committee Meeting**  
**June 18, 2024**

|                                   |  |
|-----------------------------------|--|
| <b>Project Description:</b>       | Conversion to a grant of the outstanding amount of the 2019 bridge loan made by NYCEDC to The New 42 <sup>nd</sup> Street, Inc. (“New 42”) |
| <b>Borough:</b>                   | Manhattan  |
| <b>Agreement to be Approved:</b>  | Termination, Conversion and Grant Agreement with New 42  |
| <b>Amount to be Approved:</b>     | \$2,502,460 outstanding loan amount to be converted to a grant   |
| <b>Type of Funds:</b>             | NYCEDC programmatic budget funds   |
| <b>Procurement Method:</b>        | Sole source  |
| <b>Last Exec. Comm. Approval:</b> | June 13, 2023  |

**Background:** New 42 is a not-for-profit corporation established to restore and oversee several historic theaters in the Times Square neighborhood of Manhattan. It has led the renewal of 7 historic theaters in the heart of Times Square.

NYCEDC entered into a Loan and Security Agreement with New 42 (the “Loan Agreement”) in March 2019, under which NYCEDC provided an interest-free bridge loan (the “Loan”) to New 42. The Loan proceeds were to be used to alleviate the cash flow deficit New 42 incurred during the pendency of a rent reset proceeding related to leases given by New 42 and the City for the Site 8ER part of the 42nd Street Development Project.. Under the Loan Agreement, New 42 borrowed \$2,502,460. By 2020, the base rent to New 42 was settled at \$1,850,000, compared to the \$13,000,000 that was sought. From 2020 through 2023, NYCEDC and New 42 amended the Loan Agreement four times to restructure the repayment schedule due to the impact of the Covid-19 pandemic on New 42’s cash flows, with the fourth amendment postponing the commencement of repayment to July 2024.

Due to pandemic-driven business interruptions and lower than expected base rent from the Tenant, New 42 has expressed its continued inability to make Loan payments, and NYCEDC has agreed to terminate the Loan Agreement and convert the outstanding Loan amount to a grant pursuant to the Termination, Conversion and Grant Agreement.

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

**Relevant Staff:** Young Ji, Vice President, Asset Management  
Sean Freas, Vice President, Asset Management  
Kelly Russotti, Senior Counsel, Legal

**NYCEDC Project Code:** 10810-0

**EXHIBIT E**

**CITYWIDE REHABILITATION/IMPROVEMENTS**  
**Executive Committee Meeting**  
**June 18, 2024**

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the amendment(s) to the FM/CM Contract indicated below and any needed Funding Source Agreements, substantially as described herein.

The proposed amendment(s) are sole source amendment(s) to a contract that was competitively procured. The contractor is acting as a CM and may procure subcontractors for the Project work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC’s contracts with the City. Subcontractors retained by the contractor may, in turn, subcontract certain work.

| <b>Contract</b>                         | <b>Work Site</b>          | <b>Borough</b> | <b>Project Work</b>  | <b>Estimated Maximum Cost and Type of Funds</b>  | <b>Project Code</b> |
|---|---------------------------|----------------|--|--|---------------------|
| 2017 Hunter Roberts 2017 FM/CM Contract | Manhattan Cruise Terminal | Manhattan      | Maintenance dredging and related construction management services and other related services for the Manhattan Cruise Terminal performed through one or more amendments to the 2017 Hunter Roberts FM/CM Contract. The work is inclusive of both the FY25 Fall and Spring dredging events.<br><br>M/WBE Goal: 5% | Up to \$12,315,000.00 of NYCEDC programmatic budget funds will be provided for the project work. | 10302               |

**Relevant Staff:** Dave Aneiro, Senior Vice President, Asset Management  
Greg Dixon, Vice President, Asset Management  
Surge Zherebchuk, Assistant Vice President, Asset Management  
Mary Adams, Counsel, Legal

**EXHIBIT F**



**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS**  
**Executive Committee Meeting**  
**June 18, 2024**

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

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

| <b>Contractor</b>   | <b>Project Site Address(es), Borough</b>  | <b>Amount and Type of Funds</b>                            | <b>Project Work</b>  | <b>Proposed Modification</b>  | <b>Last Exec. Comm. Approval and Project Code</b>                |
|---|---|--|--|---|--|
| (1) M & N Engineering, D.P.C. fka M & N Engineering, P.C. ("M&N") | Homeport Pier in Staten Island, Brooklyn Bridge Park, Pier 6 in Brooklyn, East 38th Street in Manhattan | \$1,793,954 of City Capital Budget funds and Federal Funds | Design engineering services to support the construction of two Ollis-Class compatible flex barges and necessary appurtenances. These barges will be used as landings that can be used by Ollis-Class vessels in emergencies and in the event of a disruption to the regional transportation network.<br><br>DBE Goal:15% | Up to an additional \$266,940 in City Capital Budget funds for the M&N contract, bringing the total authorized amount of such contract to up to \$2,060,894. The additional funds are needed to advance a revised design per a City DOT request, the revision principally consisting of modifying the spud piles to make them smaller and the addition of a monopile for each barge, with work associated with related environmental review and coordination. | Approval Date:<br>November 15, 2022<br><br>Project Code:<br>7159 |

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| <p>(2) M.G. McLaren Engineering and Land Surveying, P.C. dba McLaren Engineering Group ("McLaren")</p> | <p>Brooklyn Cruise Terminal ("BCT") Pier 12 in Brooklyn, East 34th Street Ferry Landing in Manhattan, and, being added to the Project, LIC Gantry Plaza State Park Ferry Landing in Queens. Hunters Point South Ferry Landing in Queens was formerly part of the Project.</p> | <p>\$2,082,512 of City Capital Budget funds and Federal funds</p> | <p>Design engineering services related to upgrading ferry landings to support the use of Ollis-class ferries and harden the landings against damage from potential storms and the effects of sea level rise. The upgraded landings can be used by Ollis-Class vessels in emergencies and in the event of a disruption to the regional transportation network.</p> <p>DBE Goal: 15%</p> | <p>Up to an additional \$938,628.84 in Federal and City Capital Budget funds for the McLaren contract, bringing the total authorized amount of such contract to up to \$3,021,140.84.</p> <p>Of the additional \$938,628.84, approximately \$212,000 and a portion of the originally approved funds will be used for a redesign at BCT Pier 12, which is needed for a new scope at BCT. The original scope was for design work for extending the current cruise apron; the scope is now designing a new wharf. The design for the originally planned work progressed to 50% but the wharf apron project was placed on hold due to COVID and has now been terminated because it has been determined that creating a new wharf would be more compatible with the cruise operations at BCT.</p> <p>There are also escalated labor rates following contract suspension during the pandemic.</p> <p>No work will be undertaken at Hunters Point South Ferry Landing. Instead, work will be undertaken at LIC Gantry Plaza State Park Ferry Landing. Approximately \$727,000 of the \$938,628.84 and a portion of the originally authorized funds are anticipated to be used for the LIC</p> | <p>Approval Date:<br/>September 19,<br/>2017</p> <p>Project Code:<br/>6727</p> |
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|  |  |                                  |   | Gantry Plaza State Park ferry landing...   |   |
| (3) State Parks, as licensor under a revocable permit with NYCEDC, dated July 1, 2016 (as amended, the "Permit") for the LIC Gantry Plaza State Park Ferry Landing in Queens for use in connection with NYC Ferry. | LIC Gantry Plaza State Park Ferry Landing in Queens. | Approximately \$150,000 annually | The LIC Gantry Plaza State Park Ferry Landing is being upgraded through project work being undertaken by NYCEDC to support the use of Ollis-class ferries and harden the landing against damage from potential storms and the effects of sea level rise. The upgraded landings will be able to be used by Ollis-Class vessels in emergencies and in the event of a disruption to the regional transportation network. The upgrade work gives rise to the need for the proposed amendment to the Permit. | To enter into an amendment to the Permit (the "Permit Amendment") to extend the term to December 31, 2033. The extension is required by OMB in order for the Permit to have a term extending at least 5 years from anticipated commencement in 2025 of the earlier described project upgrade work. This will allow the improvements to the landing to have a useful life of at least five years, the minimum useful life to be eligible for funding with Capital Budget funds. NYCEDC will continue to pay approximately \$150,000 annually under the Permit for use of the landing. | Approval Date:<br>March 23, 2016<br>Project Code:<br>6155 |

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| <p>(4) Site 2 DSA Commercial LLC ("DSA")</p> | <p>New Essex Market<br/>88 Essex Street,<br/>Manhattan</p> | <p>Up to \$10,000,000, NYCEDC programmatic budget funds</p> | <p>Provide janitorial, security and pest control services, maintenance services for HVAC, kitchen exhaust hoods, Ansul system and fire extinguisher, and other standard maintenance services. The services will be performed by the service contractor and its subcontractors, which it was anticipated would include Taconic Essex Management LLC..</p> | <p>An amendment to extend the term of the DSA contract by an additional 12 months and provide an increase of up to \$2,370,000 of NYCEDC programmatic budget funds in the authorized amount of the contract, bringing the total authorized amount of the contract to up to \$12,370,000. This amount may be expended during the current approximately 5 years period of the contract and during the new additional one year extension.</p> <p>Also, it is now anticipated that C&amp;C Apartment Management LLC ("C&amp;C") will be a prime subcontractor.</p> <p>In addition, if prior to June 30, 2025 NYCEDC determines in its sole discretion to reduce or eliminate on-site personnel of C&amp;C's sub-subcontractor Guardian Service Industries, Inc. ("Guardian") and such reduction or elimination imposes a so-called bumping expense on C&amp;C pursuant to its contract with Guardian, NYCEDC may be required to reimburse C&amp;C for such expense, in an amount which it is anticipated will not exceed \$409,000.</p> <p>Finally, the name of the authorized contractor used in the previous authorization, which was slightly incorrectly stated, is corrected to be DSA Site 2 Commercial LLC</p> | <p>Approval Date:<br/>August 8, 2018</p> <p>Project Code:<br/>8044</p> |
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| (5) Gilbane | Made in New York ("MiNY") Campus at Bush Terminal | Up to \$226,827,000 of City Capital Budget funds and NYCEDC programmatic budget funds was previously authorized for work related to the MiNY Campus at Bush Terminal under NYCEDC's CM Contract with Gilbane. | To upgrade and rehabilitate industrial space at the MiNY Campus at Bush Terminal.<br><br>Gilbane is providing CM services and procuring subcontractors for the Project work in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contract with the City. Subcontractors retained by Gilbane may, in turn, subcontract certain work. | To provide that the source of funds for previously authorized funding for the Gilbane contract for this project may be Federal FEMA funds in addition to the previously authorized use of City Capital Budget funds and NYCEDC programmatic budget funds.<br><br>Additionally, the term of the contract is extended through 12/31/2025 for the MiNY Campus project. | Approval Date:<br>8/8/2023<br><br>Project Codes:<br>7198, 7199 |
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| <p>(6) Workforce Development Corporation (“WDC”)</p> | <p>Community District 11, East Harlem, Manhattan</p> | <p>Up to \$2,550,000 in NYCEDC funds received from the proceeds of sale of the East Harlem Pathmark Project (the “NYCEDC Pathmark Funds”)</p> | <p>The development, administration and implementation of a neighborhood business assistance program known as the East Harlem Business Assistance Program (the “Program”). The Program includes initiatives such as business support and retention, technical assistance, promotions, cleaning and beautification, and/or district marketing in Manhattan Community District 11. WDC staff performs some of the services and WDC entered into or amended subcontracts with Union Settlement Association, Inc. (“Union Settlement”), a New York not-for-profit corporation, and Uptown Grand Central Corp. (“Uptown Grand Central”), a New York not-for-profit corporation, and possibly other subcontractors, to perform certain Program services.</p> | <p>An amendment to the previously authorized WDC contract for up to \$2,550,000 to provide up to an additional \$2,000,000 in NYCEDC Pathmark Funds to WDC for Program services approximately through the end of Fiscal Year 2026. The new funds to be authorized and unspent previously authorized funds may be used through the remainder of the term of the contract. It is anticipated that approximately \$1,085,000 of the new funds will be provided for services through a subcontract with Union Settlement, and approximately \$600,000 of the new funds will be provided for services through a subcontract with Uptown Grand Central Corp.</p> | <p>Approval Date:<br/>4/28/2021</p> <p>Project Code:<br/>9671</p> |
|--|--|---|---|--|---|

**Relevant Staff:** (1) Jess Greenspan, Senior Project Manager, Asset Management  
Greg Dixon, Vice President, Asset Management  
Dave Aneiro, Senior Vice President, Asset Management  
Michael Barone, Senior Counsel, Legal

(2) Jess Greenspan, Senior Project Manager, Asset Management  
Greg Dixon, Vice President, Asset Management



Dave Aneiro, Senior Vice President, Asset Management  
Michael Barone, Senior Counsel, Legal

(3) James Wong, Executive Vice President, NYC Ferry  
Jess Greenspan, Senior Project Manager, Asset Management  
Greg Dixon, Vice President, Asset Management  
Dave Aneiro, Senior Vice President, Asset Management  
Michael Barone, Senior Counsel, Legal  
Karen Lapidus, Senior Counsel, Legal

(4) Aileen Gaztambide, Assistant Vice President, Public Markets  
Emily DeVito, Senior Vice President, Property Operations  
Scott Shostak, Senior Counsel, Legal

(5) Kathryn Prybylski, Senior Vice President, Capital Program  
Kenya Smith, Vice President, Capital Program  
Andrew Abend, Project Director, Capital Program  
Alexander Creem, Senior Project Manager, Capital Program  
Waverly Neer, Vice President, Asset Management  
Michael Barone, Senior Counsel, Legal

(6) Brinda Ganguly, Executive Vice President, Strategic Investments Group  
Eduardo Fernandez, Associate, Strategic Investments Group  
Robert LaPalme, Assistant General Counsel, Legal

**EXHIBIT G**

**STATEN ISLAND FERRY: FERRYBOAT REFRESHMENTS AGREEMENT**  
**Executive Committee Meeting**  
**June 18, 2024**

|                                  |  |
|----------------------------------|--|
| <b>Project Description:</b>      | Operation, management and maintenance of designated ferryboat refreshment areas (the “Refreshment Areas”) on the Staten Island Ferry boats (the “Ferryboats”), providing food and beverage services to ferry riders. The City of New York, by and through City DOT, is the owner of the Ferryboats. The City leases portions of the Ferryboats and the Staten Island Ferry terminals to NYCEDC for retail, refreshments, storage and advertising purposes, including the Refreshment Areas. NYCEDC released an RFP for a Ferryboat refreshments tenant for the Refreshment Areas on January 30, 2024 to restart the sale of refreshments on the Ferryboats later this year. H.E. MGMT at Staten Island Ferry, Inc. (“HE MGMT”) was the selected respondent from the RFP. Refreshments have not been sold, and the Refreshment Areas on the Ferryboats have remained empty, since 2019, when the previous tenant ceased operations. |
| <b>Type of Contract:</b>         | Lease agreement  |
| <b>Base Rent:</b>                | HE MGMT will pay a base rent to NYCEDC in the amount of \$27,000/month with an annual escalation of 3%, for the initial term and renewal term of the lease agreement.  |
| <b>Participation Rent:</b>       | HE MGMT will pay a participation rent to NYCEDC in the amount of 12.5% of annual gross revenues above an annually calculated threshold.  |
| <b>Procurement Method:</b>       | Publicly advertised RFP  |
| <b>M/WBE Goal:</b>               | 30-40%   |
| <b>Agreement to be Approved:</b> | A lease agreement for the Refreshment Areas with HE MGMT for an initial term of ten years with one renewal term for an additional ten years at the discretion of the President of  |

NYCEDC or another authorized signatory of  
NYCEDC and City DOT.

**Scope of Work:** HE MGMT, pursuant to the lease agreement, shall be responsible for the operation, management, and maintenance of the Refreshment Areas on existing and future Ferryboats. HE MGMT shall also be responsible for coordinating any upgrades or renovations to the Refreshment Areas with NYC DOT. Refreshment services shall include, but not be limited to, providing food and/or beverage services onboard the Ferryboats.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the lease agreement with H.E. MGMT for services, and renew the lease for the renewal term, substantially as described herein.

**Relevant Staff:** Sean Freas, Vice President, Asset Management  
William Zheng, Senior Associate, Asset Management  
Catlin Dunham, Counsel, Legal

**Project Code:** 9983

**EXHIBIT H**



**LOWER MANHATTAN COASTAL RESILIENCY-THE BATTERY  
Executive Committee Meeting  
June 18, 2024**

**Project Description:** Force account services related to the Lower Manhattan Coastal Resiliency – The Battery project, which project consists of construction of improvements to address sea level rise and more frequent storm surge events, and resultant flooding, including construction of a new elevated wharf, flood protection measures and landscape improvements

**Borough:** Manhattan

**Types of Contracts:** Force account agreement

**Amount to be Approved:** Up to \$200,000

**Type of Funds:** City Capital Budget funds

**Procurement Method:** Sole source

**Last Exec. Comm. Approval:** November 14, 2023

**Agreement to be Approved:** Force account agreement with New York City Transit Authority (“NYCTA”)

**Scope of Work:** Force account and related services pursuant to which NYCTA will undertake inspection and monitoring services to ensure that the Bowling Green subway station is not damaged during work for the Lower Manhattan Coastal Resiliency-The Battery project.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into a force account agreement, and any needed amendments to such agreement, substantially as described herein

**Relevant Staff:** Steven Nelson, Project Director, Capital Program  
Kathleen Chan, Vice President, Capital Program  
Kathryn Prybylski, Senior Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

**Project Code:** 7788

**EXHIBIT I**

**RISE UP NYC SUMMER CONCERT SERIES 2024**  
**Executive Committee Meeting**  
**June 18, 2024**

|  |  |
|--|--|
| <b>Project Description:</b>                | <p>Provision of event production services for NYC’s Rise Up Summer Concert Series 2024 (anticipated to take place during the month of August), a celebration of music, performance, and culture, consisting of 10 individual event days in all of New York City’s boroughs, to join together all New Yorkers in support of peace, prosperity, and a call to unify (the “Project”).</p> <p>Anticipated locations include:</p> <ul style="list-style-type: none"><li>• Wingate Park – Brooklyn</li><li>• Midland Beach – Staten Island</li><li>• Orchard Beach – Bronx</li><li>• Roy Wilkins Park – Queens</li><li>• W. 125<sup>th</sup> Street between Frederick Douglass and Adam Clayton Powell Jr Boulevards – Manhattan</li></ul> |
| <b>Borough:</b>                            | Citywide   |
| <b>Type of Contract:</b>                   | Consultant contract and possibly amendment(s) thereto  |
| <b>Amount to be Ratified and Approved:</b> | Up to an aggregate of \$5,000,000  |
| <b>Type of Funds:</b>                      | NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds   |
| <b>Procurement Method:</b>                 | Sole source. Globe Star Media Entertainment, Inc. (“Globe Star”) is an event planning services company with prior experience in planning events of this scale in accordance with guidelines that the City has regarding parks and historical landmarks, and the coordination involved in working with multiple government agencies in locations throughout the City (e.g., NYC Homecoming Event 2021, NYC Summer Concert Series 2022, and NYC Rise Up Summer Concert Series 2023). Globe Star’s previous experience working on events of this magnitude and complexity, along with its understanding of the City’s branding and event guideline structure, permitting process, and compliance requirements, makes the                |



company highly qualified to provide the Project services for a citywide, multi-dimensional event. Given the short timeframe and the vendor's experience, Globe Star is highly qualified to hit the ground running and execute an event of this magnitude with the best possible outcome.

**M/WBE Participation Goal:** Not applicable

**Agreements to be Approved:** A consultant contract (the "Globe Star Contract") with Globe Star to provide Project services, and any needed amendments thereto

**Scope of Work:** Project services include acquiring talent, content and design creation, securing permits, video projection, staging, rigging, event promotion, and other related services

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Globe Star Contract and any needed amendments thereto, substantially as described herein

**Relevant Staff:** Marjan Mehrkhasht, Vice President, Contracts  
Jennifer Montalvo, Chief of Staff, Presidents Office  
Meah Clay, Senior Counsel, Legal

**Project Code:** 10176

**EXHIBIT J**

**FUNDING AGREEMENTS**  
**Executive Committee Meeting**  
**June 18, 2024**

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

| <b>Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)</b> | <b>Project Site Addresses Borough</b>       | <b>Source or Type of New NYCEDC Funds</b>  | <b>Amount Under New Agreement/ Amendment</b> | <b>Application of Funds</b>  |
|--|---|--|--|--|
| (1) Episcopal Health Services Inc., a not-for-profit corporation – Funding Agreement   | 327 Beach 19 <sup>th</sup> Street, Queens   | City Capital Budget funds made available by the City Council and Queens Borough President    | Up to \$3,976,875                            | To fund a portion of the cost of the renovation of the 9 <sup>th</sup> Floor of the St. John’s Episcopal Hospital to become the hospital’s new Labor and Delivery unit. This project has a 20% M/W/DBE Goal.   |
| (2) The New York Immigration Coalition, Inc., a not-for-profit corporation – Funding Agreement   | 131 West 33 <sup>rd</sup> Street, Manhattan | City Capital Budget funds made available by the City Council and Manhattan Borough President | Up to \$5,000,000                            | To fund a portion of the cost of the purchase of condominium office space in Suite 610 of 131 West 33 <sup>rd</sup> Street, in which building the New York Immigration Coalitions' headquarters is currently located. This project has no M/W/DBE goals. |

|  |                             |  |                   |   |
|--|-----------------------------|--|-------------------|---|
| (3) BronxWorks, Inc., a not-for-profit corporation – Funding Agreement | 1130 Grand Concourse, Bronx | City Capital Budget funds made available by the City Council and Bronx Borough President | Up to \$1,475,536 | To fund a portion of the cost to renovate principally the façade, lobby and HVAC system of BronxWorks' community center at 1130 Grand Concourse. This project has no M/W/DBE goals. |
|--|-----------------------------|--|-------------------|---|

**NYCEDC Project Codes:** (1) 7689; (2) 10757; (3) 9904

**Relevant Staff:** (1) Jake Swinford, Project Manager; (2) Dante Panora, Project Manager; (3) Chrysoula Kapelonis, Project Manager

## Description of Contractors

- (1) **Episcopal Health Services Inc.** (“EHS”) is a health system located on the Rockaway Peninsula in Queens, New York. EHS provides emergency and ambulatory care to the densely populated, culturally and economically diverse, and medically underserved Rockaways and Five Towns populations. EHS provides people of all faiths with comprehensive preventive, diagnostic treatment, and rehabilitative services, regardless of their ability to pay.
  
- (2) **The New York Immigration Coalition, Inc.** (the “NYIC”) is a not-for-profit organization that serves New York's diverse immigrant communities by providing programs and services that directly support immigrants. The NYIC has evolved into a powerful voice of advocacy by spearheading innovative policies, promoting and protecting the rights of immigrant communities, improving newcomer access to services, developing leadership and capacity, expanding civic participation, and mobilizing member groups to respond to the fluctuating needs of immigrant communities.
  
- (3) **BronxWorks, Inc.** is a not-for-profit organization dedicated to helping individuals and families improve their economic and social well-being. From toddlers to seniors, the agency feeds, shelters, teaches, and supports people to build a stronger community. Operating since 1972 and originally known as the Citizens’ Advice Bureau, BronxWorks began as a storefront office with two staff. Today more than 850 employees serve 45,000 community members across 50 locations in the Bronx.

**EXHIBIT K**

**PROPERTY MANAGEMENT RELATED SERVICES-BROOKLYN MARINE TERMINAL**  
**Executive Committee Meeting**  
**June 18, 2024**

**Proposed Resolution:** To ratify and authorize the President and any empowered officer entering into the below indicated contract, and amendments thereto, related to the management of properties by NYCEDC, and exercising the extension options for the contract, substantially as described herein, and any needed Funding Source Agreements

The proposed contract has been procured on a sole source basis.

| <b>Contractor Name and Agreement / Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)</b>   | <b>Project Site Address(es), Borough</b>  | <b>Amount Under New Agreement/ Amendment and Type of Funds</b>  | <b>Project Work</b>   | <b>Project Code</b> | <b>Last Exec. Comm. Approval</b> |
|---|---|---|---|---------------------|----------------------------------|
| <p>A contract with Doyle Security Services, Inc. ("Doyle") to provide security guard services and possibly amendments to the contract. The contract began in June 2024 when NYCEDC began leasing the Project Site and runs through December 31, 2025, with two one year options to renew. NYCEDC decided to use Doyle because Doyle had provided security services for the Project Site for the Port Authority and had security clearance from the United States Coast Guard and the Waterfront Commission of New York Harbor. Such clearance is required for the site.</p> | <p>Piers 7-10, Brooklyn, and their associated uplands, a portion of the Brooklyn Marine Terminal, which was leased by NYCEDC from the Port Authority in mid June.</p> | <p>Up to \$5,000,000 of NYCEDC programmatic budget funds for services and possibly certain equipment and incidental expenses. This sum is anticipated to be sufficient to cover the initial term of the contract and two one year renewal option periods.</p> | <p>Providing 24 hour security services for Piers 7-10 and their associated uplands, a United States Coast Guard MARSEC Level 1 facility.<br/><br/>Doyle is a City certified minority owned business enterprise.</p> | <p>10930</p>        | <p>N/A</p>                       |

**Relevant Staff:** Eric Bassig, Assistant Vice President, Asset Management  
John Tseng, Vice President, Asset Management  
Robert LaPalme, Assistant General Counsel, Legal

**EXHIBIT L**



**SOUTH STREET SEAPORT MUSEUM SUSTAINABILITY FUND**  
**Executive Committee Meeting**  
**June 18, 2024**

**Project Description:**

The Deputy Mayor for Housing and Economic Development issued a directive (the “Directive”) to NYCEDC in December 2021 to retain \$40,000,000, and earnings thereon, in proceeds (the “Funds”) from the sale of certain transferable development rights (“TDRs”) for use substantially as described below.

The Directive stated that the Funds shall be invested through a special purpose entity formed by NYCEDC as its sole member (the “SPE”) to provide a long-term source of funding for the operating expenses of the Seaport Museum New York d/b/a South Street Seaport Museum (the “Museum”). The SPE will enter into a funding agreement with the Museum for the purpose of making periodic disbursements to the Museum for qualified operating expenses of the Museum, such as costs and expenses associated with carrying out its mission, including, but not limited to, cultural activities and programming that is accessible to the public in New York City.

On December 14, 2021, the NYCEDC Executive Committee authorized (i) NYCEDC to form the SPE and to provide the Funds to the SPE, and (ii) any related agreements and actions described at the time, including the funding agreement between the SPE and the Museum. The SPE has been formed and is named SSSM Sustainability Fund LLC.

To carry out the Directive, NYCEDC issued an RFP in October 2023 for an entity to manage the investment on behalf of the SPE, received several responses, and selected CapFinancial Partners, LLC (“CAPTRUST”).

NYCEDC now proposes that the SPE enter into an agreement with CAPTRUST to provide investment management services to the SPE for a term of three years with two one-year renewal options. In addition, NYCEDC now proposes that the SPE enter into an agreement with Fidelity Brokerage Services LLC or another similar custodial services provider (“Fidelity”) to provide custodial services for the Funds. CAPTRUST will be an authorized agent for the Funds held at Fidelity and will be solely responsible for directing the management and investment of the Funds. The investments and disbursements will be structured with the goal of generating a reasonable rate of return while substantially preserving the initial investment of the Funds.

CAPTRUST will receive a periodic administrative fee from the Funds calculated based on the market value of the Funds at the end of each quarter, which fee is anticipated to annually equal .25% of the market value of the Funds, and NYCEDC will receive a fixed administrative fee, anticipated to initially be \$25,000 per year and to escalate each year, and be reimbursed for out-of-pocket expenses from the Funds. The SPE is not expected to incur any significant fees in connection with the custodial services but may be charged customary administrative fees and charges.

**Borough:** Manhattan

**Amount to be Approved:** Up to \$40,000,000 will be funded to the custodian and, with earnings thereon, may be invested by CAPTRUST

**Type of Funds:** Proceeds from the sale of TDRs

**Procurement Method:** Publicly advertised RFP for the services to manage the investments. The entity to perform custodial services may be chosen by an authorized signatory of NYCEDC in his/her sole discretion.

**Agreements and Matters to be Approved:** On behalf of NYCEDC and the SPE, any and all agreements needed in connection with carrying out the Directive and the matters described herein, including, but not limited to, a consulting agreement with CAPTRUST, a brokerage account client custodial agreement with Fidelity, and any necessary ancillary agreements, consents, and amendments and other documents among or between NYCEDC, the SPE, the Museum, CAPTRUST, Fidelity, affiliates of the above, and/or other relevant parties, and any needed amendments thereto (collectively, the "Transaction Documents").

**M/W/DBE Goal:** Not applicable

**Scope of Work:** CAPTRUST will provide services that are anticipated to include, among others:

- Make investment decisions with respect to the Funds in accordance with the general investment goals, objectives, and guidelines expressed by the SPE.
- Review asset allocations with the SPE and provide recommendations for appropriate changes if necessary.
- Conduct research and due diligence on investment markets with respect to the Funds.
- Facilitate making regular disbursements from the Funds to the SPE in accordance with the Transaction Documents (including helping to calculate the appropriate amounts of the disbursements)..

- Provide regular reports for the Funds.
- Hold meetings as requested with the SPE or related parties.
- Perform any other services necessary for the furtherance of the Directive.

Fidelity will provide services that are anticipated to include, among others:

- Maintain the safekeeping of the Funds.
- Handle disbursements and transaction processing, including the receipt and delivery of the Funds to and from brokers.
- Provide financial reporting consistent with statutory requirements.
- Perform securities servicing, including, but not limited to, collecting dividends and interest payments and processing corporate actions such as exercising stock rights.

**Proposed Resolutions:** (1) To authorize the President or any empowered officer of NYCEDC to enter into the Transaction Documents and to exercise the renewal options for the CAPTRUS contract, on behalf of NYCEDC and/or the SPE, substantially as described herein, and NYCEDC's officers on behalf of NYCEDC or the SPE to open and maintain any needed bank, investment, brokerage, custodial and other financial accounts in connection with the Funds transactions and (2) the Executive Committee adopts and incorporates by reference the standard forms of banking resolutions and incumbency certificates ordinarily used by the financial institutions selected, modified as needed to conform with NYCEDC's and the SEP's corporate documents and/or operating agreement, and (3) to authorize any officer of NYCEDC to certify as to the due adoption of such resolutions and incumbency certificates and to take any other actions needed to implement the Directive substantially as described herein

**Relevant**

**Staff:** Brinda Ganguly, Executive Vice President, Strategic Investments Group  
 Shawn Shafiei, Vice President, Strategic Investments Group  
 Weston Rich, Senior Associate, Strategic Investments Group  
 Eduardo Fernandez, Associate, Strategic Investments Group  
 Robert LaPalme, Assistant General Counsel, Legal  
 Kelly Russotti, Senior Counsel, Legal

**Project Code:** 10620

**EXHIBIT M**

**AMENDED AND RESTATED ANNUAL CITY CONTRACTS**  
**Executive Committee Meeting**  
**June 18, 2024**

**Project Description:** The amendment and restatement of two annual contracts between the City and NYCEDC for the continuation of services by NYCEDC to the City during the fiscal year beginning July 1, 2024 (“Fiscal Year 2025”), which contracts may be extended by up to an additional year and will be substantially similar to the current annual contracts but will contain a budget for the fiscal year and such other changes as are approved by the President or another empowered officer

**Borough:** Citywide

**Type of Contracts:** Annual contracts between the City and NYCEDC

**Amounts to be Paid to NYCEDC Under the Master and Maritime Contracts:** The amounts to be included in the budgets of the Master and Maritime Contracts (defined below) will not be finally determined until after an examination of the adopted City budget for Fiscal Year 2025. It is anticipated that the budget of the Master Contract will be in excess of \$1,080,000,000 and that the budget for the Maritime Contract will be in excess of \$340,000,000. Under the Master and Maritime Contracts NYCEDC may also receive funds not included in the budgets, e.g., for reimbursable expenses. Funds may be added to or removed from the Contracts during their term.

**Last Exec. Comm. Approval:** June 13, 2023

**Agreements to be Approved:**

- Amended and Restated Contract (the “Master Contract”), amending and restating the Amended and Restated Contract dated as of June 30, 2023, as it has been and may be amended, between the City and NYCEDC pursuant to which NYCEDC will provide services to the City
- Amended and Restated Maritime Contract (the “Maritime Contract”), amending and restating the Amended and Restated Maritime Contract dated as of June 30, 2023, as it has been and may be amended, between the City and NYCEDC pursuant to which NYCEDC will provide services to the City

- Possible amendments to the Master and Maritime Contracts, prior to the Fiscal Year 2026 (the fiscal year of the City beginning July 1, 2025) amendments and restatements of such contracts, to change the budget of the Master and/or Maritime Contract and provide for such other changes as may be approved by the President or another empowered officer

**Scope of Work:**

- Master Contract - NYCEDC, among other activities, will act as the City's representative in connection with various projects, financial programs and initiatives; undertake activities to eliminate deteriorated conditions; negotiate leases and sales of City-owned properties; provide services to IDA, Build NYC Resource Corporation, NYC Neighborhood Capital Corp. and the Trust for Cultural Resources; and perform various other financial services and other services relating to economic development, including projects related to resiliency efforts.
- Maritime Contract - NYCEDC, among other activities, will manage, negotiate leases for, rehabilitate, market and develop various maritime, market, rail, intermodal and aviation facilities and undertake related services including undertaking services related to the NYCFerry.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Master Contract and the Maritime Contract, substantially as described herein, and thereafter amendments to those Contracts (prior to the effectiveness of the Fiscal Year 2026 amendments and restatements of such Contracts) in the event that the City proposes to change the funds for those Contracts and/or the President or another empowered officer approves changes to terms of those Contracts and such changes require amendment(s)

**Relevant Staff:** Mark Silversmith, Special Counsel, Legal

**EXHIBIT N**

**ANNUAL CONTRACT WITH  
NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY  
Executive Committee Meeting  
June 18, 2024**

**Project Description:** NYCEDC providing administrative services during Fiscal Year 2025 to NYCIDA

**Borough:** Citywide

**Type of Contract:** A contract for NYCEDC to provide administrative services

**Amount to be Approved:** A fee of not less than \$4,400,000 will be payable to NYCEDC. In addition, NYCIDA will pay NYCEDC an additional contract fee if NYCIDA closes more than 16 projects in Fiscal Year 2025. The additional contract fee will equal \$135,000 for each project closing beyond the sixteenth NYCIDA closing in Fiscal Year 2025.

**Last Exec. Comm. Approval:** June 13, 2023

**Agreement to be Approved:** An annual contract whereby NYCIDA will hire NYCEDC to provide NYCIDA with administrative services for Fiscal Year 2025 (the “Contract”)

**Scope of Work:** The internal staffing of NYCIDA, including but not limited to project manager and in-house legal and accounting services, has been provided since 1984 by NYCEDC or NYCEDC’s predecessor organizations pursuant to an annual contract. It is proposed that a contract for such services be entered into for Fiscal Year 2025.

**Proposed Resolution:** To authorize the President and any empowered officer of NYCEDC to enter into the Contract substantially as described herein

**Relevant Staff:** Emily Marcus Falda, Vice President, Strategic Investments Group  
Izzy Cohn, Senior Counsel, Legal



**EXHIBIT O**

**ANNUAL CONTRACT WITH  
BUILD NYC RESOURCE CORPORATION  
Executive Committee Meeting  
June 18, 2024**

**Project Description:** NYCEDC providing administrative services during Fiscal Year 2024 to Build NYC Resource Corporation (“Build NYC”)

**Borough:** Citywide

**Type of Contract:** A contract for NYCEDC to provide administrative services

**Amount to be Approved:** A fee of not less than \$2,200,000 will be payable to NYCEDC. In addition, Build NYC will pay NYCEDC an additional contract fee if Build NYC closes more than 23 projects in Fiscal Year 2025. The additional contract fee will equal \$105,000 for each project closing beyond the twenty-third Build NYC closing in Fiscal Year 2025.

**Last Exec. Comm. Approval:** June 13, 2023

**Agreement to be Approved:** An annual contract whereby Build NYC will hire NYCEDC to provide Build NYC with administrative services for Fiscal Year 2025 (the “Contract”)

**Scope of Work:** The internal staffing of Build NYC, including but not limited to project manager and in-house legal and accounting services, has been provided by NYCEDC or NYCEDC’s predecessor pursuant to an annual contract for several years. It is proposed that a contract for such services be entered into for Fiscal Year 2025.

**Proposed Resolution:** To authorize the President and any empowered officer of NYCEDC to enter into the Contract substantially as described herein

**Relevant Staff:** Emily Marcus Falda, Vice President, Strategic Investments Group  
Izzy Cohn, Senior Counsel, Legal