



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
August 20, 2024

A regular meeting of the Executive Committee (the "Committee") of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Tuesday, August 20, 2024, in Conference Center A/B, on the 14<sup>th</sup> Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

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

Mitch Draizin, a Director of NYCEDC, and members of NYCEDC staff also were present.

The meeting was called to order by Margaret Anadu, Chairperson of NYCEDC, at 9:39 a.m. Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the June 18, 2024 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the June 18, 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, expenditures and matters were then presented to the Executive Committee for authorization after a brief summary of those matters by Jeanny Pak, an Executive Vice President of NYCEDC. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibits attached hereto.)

### (a) Hunts Point Food Security Mitigation Project

A proposal for (i) a consultant contract with Henningson, Durham & Richardson, P.C. d/b/a Henningson, Durham & Richardson, Architecture and Engineering, P.C., and any needed amendments thereto, for design and related services related to undertaking floodproofing measures for the Hunts Point Cooperative Meat Market and the 600 Food Center Drive facility which is part of the Hunts Point Food Center Distribution Center, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements"), and any needed amendments to Funding Source Agreements, for such project work, on substantially the terms set forth in Exhibit A hereto.

### (b) NYC Marine Highway Program

A proposal for (i) a consultant contract with Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C., and any needed amendments thereto, to provide engineering, design, and environmental review services for the Marine Highway project, which aims to expand economic opportunities by increasing the capacity of NYCEDC-managed docks, piers, wharves and waterfront property for freight transit, thereby supporting NYCEDC objectives of improving transport in the waterways of the City of New York (the "City"), reducing emissions from truck-based transportation, and decreasing wear and tear on the City's roads, and (ii) any needed Funding Source Agreements for such project work, on substantially the terms set forth in Exhibit B hereto.

### (c) Appraisal Retainer Contracts

A proposal for (i) a consultant contract, and possibly amendments thereto, with each of BBG Inc. d/b/a BBG Valuation, CBRE, Inc., Cogito Realty Partners LLC, Cushman & Wakefield, Inc., Goodman-Marks Associates, Inc., and Max Rosin & Associates, Inc. (collectively, the "Appraisal Contracts") to provide for on-call real estate appraisal, valuation, including financial and market analysis, and related services in connection with real estate sales, leasing, acquisitions, planning, and development activities, and (ii) any Funding Source Agreements necessary to obtain funds for any tasks under the Appraisal Contracts including, without limitation, such agreements with any parties that intend to purchase, lease or develop NYCEDC or City owned or leased real estate or their affiliates, or that plan to reimburse NYCEDC for other services related to urban planning and economic development projects, on substantially the terms set forth in Exhibit C hereto.

(d) Chinatown Connections

A proposal for (i) a consultant contract and any necessary amendments thereto with Marvel Architects, Landscape Architects, Urban Designers PLLC ("Marvel") (the "Design Contract"), to provide design and related services for the CC Project (described below), (ii) a construction management ("CM") contract (a "CM Contract") and any necessary amendments thereto with a selected construction manager for the provision of CM and related services (including pre-construction, construction, post-construction and resident engineering services) for the CC Project, (iii) a special inspections contract and any necessary amendments thereto (the "Special Inspections Contract") for the CC Project if a new agreement is being entered into for such services, (iv) a force account agreement and any necessary amendments thereto (the "MTA Agreement") to be entered into with the Metropolitan Transportation Authority (the "MTA") for the MTA to provide project accommodation and related services as a result of CC Project work being undertaken by NYCEDC neighboring MTA facilities, including underground subway tunnels, (v) any needed Funding Source Agreements, and (vi) NYCEDC to make other CC Project expenditures (including possibly payments under an existing special inspections retainer contract) and enter into any other related documents, all in connection with Chinatown Connections (the "CC Project"), a public realm project emerging from the Chinatown Downtown Revitalization Initiative Strategic Investment Plan, which will primarily include (1) a realignment of Chatham/Kimlau Square to improve navigation and expand public space within the complex intersection geometry, and (2) creation of a Chinatown Welcome Gateway to commemorate the cultural heritage of Chinatown, all on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpirtt, Sara Herrera, a Project Manager of NYCEDC, explained that Marvel will have some subcontractors and will lead the project design team and will be in charge of the conceptual, schematic and final designs from an architectural perspective, that Marvel was working closely with Stantec which will be bringing on transportation engineering experts and provide other engineering services to support project site investigations, and that Marvel was a community-based design firm that will also be leading community engagement for the project. Ms. Herrera additionally stated that Marvel was an excellent asset for public realm projects, noting such examples as Marvel's development of the Union Square Visioning Project and leading the design team for the Gansevoort Streetscapes project. It will work closely with some other companies that have experience in the Chinatown community. In answer to a second question from Mr. McSpirtt, Ms. Herrera explained with respect to traffic redesign that the New York City Department of Transportation was working on a traffic study that it would provide to NYCEDC to provide to Marvel, and that aside from the possibility of some slight changes the overall plan was expected to remain the same.

In answer to a question from Mr. Bliss, Jennifer Cass, a Senior Vice President of NYCEDC, stated that NYCEDC did not extensively consider a design-build for this project because NYCEDC was in the midst of re-evaluating its design-build and progressive project delivery structures. Ms. Cass added that because this project was

part of the Public Realm Accelerator portfolio, NYCEDC wanted to send out a public request for proposals (“RFP”) for it as soon as possible.

(e) Modifications to Previous Authorizations – Elevator Maintenance, Repair and Emergency Services

(i) With respect to a contract with Schindler Elevator Corporation for elevator maintenance, repair and emergency services at properties owned and/or managed by NYCEDC, to provide additional funds for additional project services, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit E hereto.

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

(i) With respect to the contract with Girandola & Shutkind Construction Corp. (the “Girandola Contract”) for general contracting services including, without limitation, repairs, construction, maintenance and emergency services on an on-call basis or pre-described basis, including removal, replacement and/or repairs of various roll down gates and doors, at properties owned and/or managed by NYCEDC or designated by NYCEDC for such services Citywide, to provide additional funds for additional project services under the Girandola Contract, and also to correct the project code mentioned in the February 6, 2024 Executive Committee item for modification to the Girandola Contract, and (ii) any necessary agreements related to this project work, on substantially the terms set forth in Exhibit E hereto.

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

(i) With respect to the contract with Hughes Environmental Engineering, Inc. d/b/a Hughes Environmental for repairs, preventative maintenance and emergency services on refrigeration systems throughout NYCEDC’s asset portfolio, including the Brooklyn Wholesale Meat Market and New Fulton Fish Market, Citywide, 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 E hereto.

(h) Modifications to Previous Authorizations – Brooklyn Cruise Terminal Shore Power Mobile Cable Positioning Device

(i) With regard to a purchase order contract with Watts Marine LLC and a services contract with Watts Marine LLC (the “Watts Services Contract”) for the delivery, customization and installation of a mobile cable positioning device (“CPD”) at the Brooklyn Cruise Terminal (“BCT”) and related work to increase the capability for more ships to plug-in to shore power, to provide additional funds for the Watts Services Contract anticipated to be used primarily for design and engineering services related to a new pier-side shore power plug-in connection point and the relocation of an existing

shore power plug-in connection point at BCT, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit E hereto.

(i) Modifications to Previous Authorizations – Force Account for Manhattan Greenway Harlem River Project

(i) With respect to the force account agreement with the New York City Transit Authority (“NYCTA”) to provide subway tunnel inspections and monitoring services during construction of the Manhattan Greenway Harlem River project, 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 E hereto.

(j) Modifications to Previous Authorizations – Station Plaza Intermodal Roadway Improvement Project

(i) With regard to the consultant contract with VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (the “Design Consultant Contract”) for services related to the design and reconstruction of roadway and pedestrian plaza improvements as the Station Plaza Intermodal Roadway Improvement Project (the “SPIRI Project”), to provide (1) that approximately \$2,500,000 of previously authorized funds is being used for the Design Consultant Contract, (2) that NYCEDC no longer intends to enter into a separate resident engineering contract chosen pursuant to an RFP or a construction contract for the SPIRI Project chosen pursuant to an invitation for bids, (3) that the construction for the SPIRI Project will be undertaken through a CM Contract with AECOM USA, Inc., which will perform CM services and supervise subcontractors chosen to undertake SPIRI Project work using procurement methods similar to the procurement methods in NYCEDC’s contracts with the City, and (4) that NYCEDC will retain the NYCTA on a sole source basis for approximately \$200,000 for a force account to provide project accommodation and related services for a portion of the SPIRI Project, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit E hereto.

(k) Modifications to Previous Authorizations – On-Call Ferry and Facility Safety, Security and Operations Support Services

(i) A proposed amendment to the consultant contract with Safety Management Systems, LLC (the “SMS Contract”) for the provision of on-call ferry and facility safety, security and operations support services for the operation of NYC Ferry, to provide for adjustment to the scope of services under the SMS Contract to include other needed marine and waterfront-related studies related to navigational matters and/or the use of waterways by vessels (including, without limitation, NYC Ferry) or for other uses such as, for example, construction of greenways over waterways, and services for related approvals and regulatory matters, and (ii) any necessary agreements (including Funding Source Agreements) related to such project work, on substantially the terms set forth in Exhibit E hereto.



(l) Modifications to Previous Authorizations – Citywide Greenways

(i) With regard to a contract with Sam Schwartz Engineering, D.P.C. (the “Sam Schwartz Contract”) for best practices research about the impact and design of the next generation of New York City greenways, and undertaking a citywide opportunity analysis to identify potential future greenway segments, prioritizing the identified segments, and developing feasibility plans for a set of the prioritized segments, to amend the type of funding for the Sam Schwartz Contract such that up to \$1,880,000 will be provided by a US DOT RAISE Grant, and up to \$470,000 will be City Tax Levy funds, NYCEDC programmatic budget funds and/or any other type of funds then available, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit E hereto.

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

(i) A proposed amendment to a previously authorized contract with Upper West Strategies, LLC (the “UWS Contract”) for services related to the LifeSci NYC Internship Program (the “LifeSci Program”), which connects selected students and recent graduates with career opportunities at life sciences companies and institutions in New York City, may subsidize the compensation of a “host” company’s interns to expand the number of opportunities for students and recent graduates, and provides career-building activities and events, to provide additional funds for additional LifeSci Program related services, and also to note that the LifeSci Program in addition to being available to students has been and will continue to be available to recent graduates, and (ii) any necessary agreements related to such LifeSci Program services, on substantially the terms set forth in Exhibit E hereto.

(n) Modifications to Previous Authorizations – On-Call Transportation Planning and Policy Services

(i) With regard to a contract with each of Arcadis of New York, Inc., STV Incorporated, Hatch Associates Consultants, Inc., WSP USA Inc. and Jacobs Civil Consultants Inc. (collectively, the “On-Call Transportation Contracts”) for the provision of on-call transportation planning and policy services, including strategic planning and policy analysis, related to, but not limited to, freight rail, passenger ferries, aviation, maritime and ports, intermodal facilities, traffic and transit, to provide additional funds to provide for additional project services under the On-Call Transportation Contracts, and (ii) any needed Funding Source Agreements related to any tasks under the On-Call Transportation Contracts, on substantially the terms set forth in Exhibit E hereto.

Approval of Section 2 Contracts and Matters

A motion was made to authorize and/or ratify the matters set forth for authorization and/or ratification in the Proposed Resolution sections of Exhibits A – E hereto. Such motion was seconded and approved. Mr. O’Sullivan recused himself from voting on the items set forth in Sections 2(a) and 2(n) hereto.

3. Approvals

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

4. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the Executive Committee meeting was adjourned at 9:54 a.m.

Mark Schersmith  
Assistant Secretary

Dated: September 27, 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**

**HUNTS POINT FOOD SECURITY MITIGATION PROJECT**  
**Executive Committee Meeting**  
**August 20, 2024**

<b>Project Description:</b>	A consultant for design and related services related to undertaking floodproofing measures for the Hunts Point Cooperative Meat Market and the 600 Food Center Drive facility which is part of the Hunts Point Food Center Distribution Center
<b>Borough:</b>	Bronx
<b>Types of Contracts:</b>	Consultant contract and any needed Funding Source Agreements
<b>Amount to be Approved:</b>	Up to \$2,500,000 for the consultant contract
<b>Type of Funds:</b>	City Capital Budget funds and FEMA BRIC funds
<b>Procurement Method:</b>	Publicly advertised RFP
<b>M/WBE Goal:</b>	33.98%

**Agreements to be Approved:**

- A consultant contract with Henningson, Durham & Richardson, P.C. d/b/a Henningson, Durham & Richardson, Architecture and Engineering, P.C. (the “Henningson Contract”) for design and related Project services, and any needed amendments thereto; and
- any needed Funding Source Agreements and amendments thereto

**Scope of Work:** Design and related services for the floodproofing measures project which will include, but not be limited to:

- overall project coordination;
- community outreach;
- surveying (topographic and utility);
- structural, civil and related engineering services;
- architectural services;
- coordination of contract documents;
- work related to sustainable design and other environmental initiatives;
- assisting with permitting from relevant agencies, including the New York City Public Design Commission;
- cost estimating and value engineering; and
- assistance in strategic efforts to develop construction phases for the floodproofing measures.

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

**Relevant Staff:** Jacques St. Cloud, Assistant Vice President, Asset Management  
Jose Figueroa, Vice President, Asset Management  
Mike Barone, Senior Counsel, Legal

**Project Code:** 10293

**EXHIBIT B**

**NYC MARINE HIGHWAY PROGRAM**  
**Executive Committee Meeting**  
**August 20, 2024**

- Project Description:** The Marine Highway project aims to expand economic opportunities by increasing the capacity of NYCEDC-managed docks, piers, wharves and waterfront property for freight transit. This project will support NYCEDC objectives of improving transport in the City’s waterways, reducing emissions from truck-based transportation, and decreasing wear and tear on the City’s roads.
- Boroughs:** The Bronx, Brooklyn and Manhattan
- Types of Contract:** Consultant contract and any needed amendments thereto and any needed Funding Source Agreements
- Amount to be Approved:** Up to \$4,300,000
- Type of Funds:** US Department of Transportation Maritime Administration funds and City Capital Budget funds
- Procurement Method:** Publicly advertised RFP
- Agreements to be Approved:** A consultant contract with Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. (“Matrix New World Engineering”) to provide engineering, design, and environmental review services for the Project, and any needed amendments thereto, and any needed Funding Source Agreements
- M/WBE Goal:** 40%
- 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, which it is anticipated will relate primarily to six sites ( the Downtown Manhattan Heliport/Pier 6, Pier 36 in Manhattan, portions of Stuyvesant Cove in Manhattan, 23<sup>rd</sup> Street Wharf in Brooklyn, 29<sup>th</sup> Street Wharf in Brooklyn, and Oak Point in the Bronx):
- Providing field surveys, design and design documents permitting services and construction administrative services for improvements at the docks, piers, wharves and waterfront property and some neighboring upland area



to increase their capacity and enable them to be better used for freight transportation.

- Determine and prepare all applicable federal, state, and local permit applications necessary to complete the project.

**Proposed Resolution:** To authorize the President or any empowered officer to enter into a contract with Matrix New World Engineering, and any needed amendments thereto, and any needed Funding Source Agreements, substantially as described herein

**Relevant Staff:** Francisco Pineda, Executive Vice President, Asset Management  
Jennifer Sun, Executive Vice President, Planning  
Max Taffet, Senior Vice President, Asset Management- Ports, Waterfront, and Transportation  
Gustavo Moran, Project Manager, Asset Management- Ports, Waterfront, and Transportation  
Matthew Nisinson, Vice President, Grants  
Michael Barone, Senior Counsel, Legal

**Project Code:** 10401

**EXHIBIT C**

**APPRAISAL RETAINER CONTRACTS**  
**Executive Committee Meeting**  
**August 20, 2024**

**Project Description:** The retention of on-call consultants with expertise in real estate valuation and appraisal services, including financial and market analysis, for services in connection with real estate sales, leasing, acquisitions, planning, and development activities

**Borough:** Citywide

**Types of Contracts:** Consulting contracts for Project services and Funding Source Agreements

**Amount to be Approved:** Up to \$1,500,000 in the aggregate for the consultant contracts for both their initial terms and renewal periods.

**Type of Funds:** The source of funds will vary depending on the particular task. Sources may include, without limitation, NYCEDC programmatic budget funds, City Capital Budget funds, IDA funds, and funds of proposed purchasers and lessees and other third parties.

**Procurement Method:** Publicly advertised RFP

**Last Exec. Comm. Approval:** June 26, 2019

**Agreements to be Approved:**

- A consultant contract, and possibly amendments thereto, with each of the below named consultants to provide Project services (collectively, the “Appraisal Contracts”):
  - BBG Inc.d/b/a BBG Valuation
  - CBRE, Inc.
  - Cogito Realty Partners LLC
  - Cushman & Wakefield, Inc.
  - Goodman-Marks Associates, Inc.
  - Max Rosin & Associates, Inc.
- Any Funding Source Agreement necessary to obtain funds for any tasks under the Appraisal Contracts including, without limitation, such agreements with any parties that intend to purchase, lease or develop NYCEDC or City owned or leased real estate or their affiliates, or that plan to reimburse NYCEDC for other services related to urban planning and economic development projects

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

**Scope of Work:** The consultants shall provide real estate appraisal, valuation, including financial and market analysis, and related services to NYCEDC on an as-needed basis. Services will typically involve valuation of fee simple or partial interests in land or improvements thereon, and a full range of real estate valuation and advisory services including, but not limited to:

- Market surveys
- Market feasibility studies
- Discounted cash flow analysis and returns on investment
- Valuation of partnership interests
- Appraisal of fee simple or partial interests in properties, including valuations for eminent domain proceedings.
- Appraisal of leasehold interests
- Appraisal of development rights
- Appraisal reviews
- Advice on analyzing or structuring the financial components of real estate transactions
- Valuation of property tax abatement programs
- Expert testimony

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

**Relevant Staff:** Stephen Aly, Senior Associate, Real Estate Transaction Services  
Patrick Whelan, Associate; Real Estate Transaction Services  
Anifia Binns, Deputy Chief of Staff, Real Estate Transaction Services  
Charlotte Laffler, Special Projects Manager, Real Estate Transaction Services  
Deborah Binder, Senior Counsel, Legal

**Project Code:** 7852

**EXHIBIT D**

**CHINATOWN CONNECTIONS**  
**Executive Committee Meeting**  
**August 20, 2024**

**Project Description:** Chinatown Connections is a public realm project emerging from the Chinatown Downtown Revitalization Initiative Strategic Investment Plan (the “Plan”). The Plan recognizes Chinatown, Manhattan as a neighborhood withstanding great challenges, prompting a need for catalyzing change to revitalize the area. NYCEDC’s project will primarily include (1) a realignment of Chatham/Kimlau\_Square to improve navigation and expand public space within the complex intersection geometry; and (2) creation of a Chinatown Welcome Gateway to commemorate the cultural heritage of Chinatown.

**Borough:** Manhattan

**Agreements to be Approved:**

- A consultant contract and any necessary amendments thereto with Marvel Architects, Landscape Architects, Urban Designers PLLC (“Marvel”) (the “Design Contract”) to provide design and related services for the Project;
- A CM Contract and any necessary amendments thereto with a selected CM (the “CM Contract”) for the provision of CM and related services (including pre-construction, construction, post-construction and resident engineering services) for the Project;
- A special inspections contract and any necessary amendments thereto (the “Special Inspections Contract”) for the Project if a new agreement is being entered into for such services;
- A force account agreement and any necessary amendments thereto (the “MTA Agreement”) to be entered into with the MTA for the MTA to provide project accommodation and related services as a result of Project work being undertaken by NYCEDC neighboring MTA facilities, including underground subway tunnels;
- Any needed Funding Source Agreements.

**M/WBE Goal:** Marvel-30%

**Amounts to be Approved:**

A total authorization of up to \$55,826,000 for the Project, of which it is anticipated that:

- up to \$6,018,173 will be used for the Design Contract with Marvel;
- approximately \$925,650 will be used for a new Special Inspections Contract, or for services under a then existing NYCEDC special inspections retainer contract;



- approximately \$1,800,000 will be used for the MTA Agreement, and
- the balance of the funds will be used for a CM Contract with the CM selected for the Project.

**Type of Funds:** City Capital Budget funds and New York State Department of State Downtown Revitalization Initiative Grant funds

**Procurement Methods:**

- Publicly advertised RFPs for (1) the Design Contract, and (2) the Special Inspections Contract (if a new Special Inspections Contract is to be used),
- competitive sealed proposals for the CM Contract, and
- sole source for the MTA Agreement.

The contractor for the Special Inspections Contract (if a new contract is entered into) and the selected CM will be approved by the President or an Executive Vice President of NYCEDC.

**Scope of Work:** Chinatown Connections is a multifaceted public realm project emerging from the Plan. The Project prioritizes two components of the Plan: (1) realignment of Chatham/Kimlau Square to improve navigation and expand public space within the complex intersection geometry; and (2) creation of a Chinatown Welcome Gateway to commemorate the cultural heritage of Chinatown.

The realignment of the intersection of Chatham Square will reconfigure the streetscape to facilitate east-west and north-south traffic connections; design pedestrian islands, curb extensions and raised crosswalks to shorten pedestrian crossing distances; and incorporate bike lanes to facilitate east-west and north-south connections.

Within Chatham Square lies Kimlau Square, a memorial plaza serving as a pedestrian space. The redesign will expand the plaza at the north side of the intersection and implement a variety of City DOT plaza elements including tinted concrete benches, moveable furniture, plantings, street lighting, wayfinding signage, and utility connections for a future concession kiosk.

A Chinatown Welcome Gateway will be implemented to highlight the neighborhood’s cultural heritage. NYCEDC in collaboration with the New York City Department of Cultural Affairs will utilize the Percent for Art Process to select an artist. The artist will form a key part of the design team to define a location, size, shape, and overall design of the Gateway taking into account a City DOT traffic study, existing conditions assessment, and robust community engagement/input.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Design Contract, the CM Contract, the Special Inspections Contract, the MTA

Agreement, and any needed Funding Source Agreements, and to make other Project expenditures and enter into other related documents, substantially as described herein.

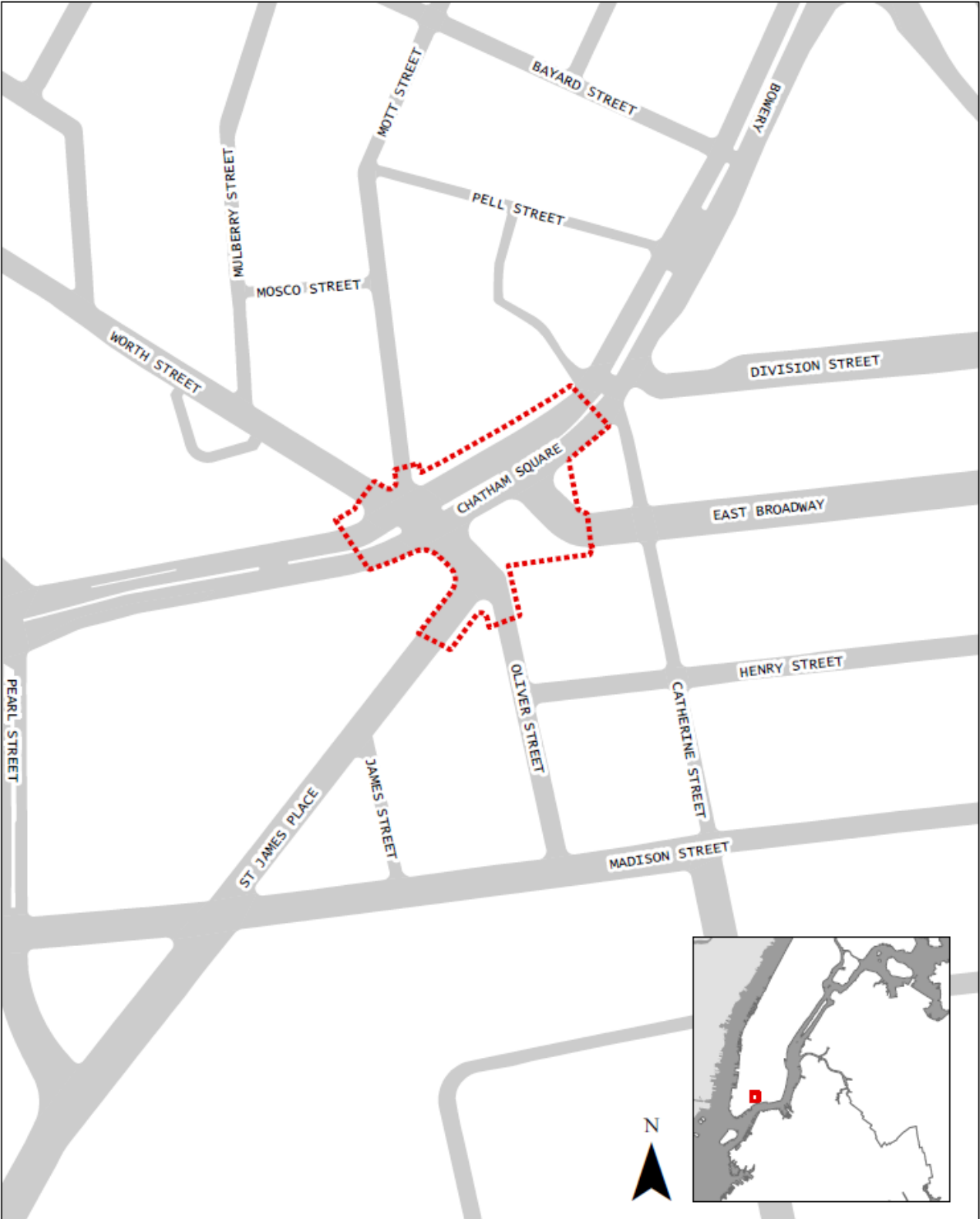
**Relevant Staff:** Sara Herrera, Project Manager, Capital Program  
Kathleen Chan, Vice President, Capital Program  
Jennifer Cass, Senior Vice President, Capital Program  
Kathryn Prybylski, Senior Vice President, Capital Program  
Candace Chung, Senior Counsel, Legal

**Project Code:** 10675

**Attachment A: Project Site.**



# Chinatown Connections



\*This map is for illustration purposes only

NYCEDC MGIS 7/26/24

**EXHIBIT E**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS**  
**Executive Committee Meeting**  
**August 20, 2024**

**Proposed Resolution:** To modify previous authorizations of the Executive Committee substantially as described herein, to ratify and authorize the President and any empowered officer entering into any necessary agreements related to the modifications described in (5) below and to authorize the President and any empowered officer to enter into any necessary agreements related to the other modifications described herein.

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) Schindler Elevator Corporation ("Schindler")	Properties owned and/or managed by NYCEDC, Citywide	Up to \$6,351,000 of NYCEDC programmatic budget funds and/or City Tax Levy funds	Elevator maintenance, repair and emergency services at properties owned and/or managed by NYCEDC.	To provide additional funding in Schindler's contract of up to \$4,000,000 of NYCEDC programmatic budget funds, bringing the total authorized amount of the contract to up to \$10,351,000.	Approval Date: 6/13/2023  Project Code: 7459

<p>(2) Girandola &amp; Shutkind Construction Corp. ("Girandola")</p>	<p>Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide</p>	<p>Up to \$20,000,000 in the aggregate for contracts for general contracting services with Girandola, Cow-Bay Sprinkler Corp. and C&amp;B General Construction Corp. (which C&amp;B contract has been terminated)</p>	<p>General contracting services including without limitation, repairs, construction, maintenance and emergency services on an on-call basis or pre-described basis, including removal, replacement and/or repairs of various roll down gates and doors.</p>	<p>(1) To provide an aggregate of up to an additional \$3,000,000 of City Capital Budget, City Tax Levy and/or NYCEDC programmatic budget funds and of IDA funds for the Girandola contract, of which up to \$794,033.77 will be IDA funds for work related to the Bathgate Capital Improvements Project;  (2) To correct the project code mentioned in the February 6, 2024, Executive Committee item for the modification to the Girandola contract to 7926.</p>	<p>Approval Date: 2/6/2024</p> <p>Project Code: 7926</p>
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<p>(3) Hughes Environmental Engineering, Inc. d/b/a Hughes Environmental (“Hughes”)</p>	<p>Properties in NYCEDC’s asset portfolio, including Brooklyn Wholesale Meat Market and New Fulton Fish Market, Citywide</p>	<p>Up to \$4,000,000 of NYCEDC programmatic budget funds</p>	<p>To perform repairs, preventative maintenance, and emergency services on refrigeration systems. Hughes will furnish labor, supervision, schedules, tools, equipment, supplies, and other materials, and permits for the refrigeration services.</p>	<p>To provide up to an additional \$2,000,000 (anticipated to be NYCEDC programmatic budget funds) for project work, bringing the total authorized amount of the Hughes contract to up to \$6,000,000.</p>	<p>Approval Date: 12/19/2023</p> <p>Project Code: 9175</p>
<p>(4) Watts Marine LLC</p>	<p>Brooklyn Cruise Terminal (“BCT”)</p>	<p>Up to \$1,200,000 of City Capital budget funds in the aggregate approved for a purchase order contract and a services contract with Watts Marine LLC.</p>	<p>The delivery, customization and installation of a mobile cable positioning device at BCT and related work to increase the capability for more ships to plug-in to shore power.</p>	<p>To increase authorized amount for the services contract by up to \$500,000 using NYCEDC programmatic budget funds.</p> <p>It is anticipated that the additional funds will be used primarily for design and engineering services related to a new pier-side shore power plug-in connection point and the relocation of an existing shore power plug-in</p>	<p>Approval Date: 9/28/2023</p> <p>Project Code: 9956</p>

				connection point at BCT.	
(5) New York City Transit Authority ("NYCTA")	Manhattan Greenway Harlem River	Up to \$500,000 of City Capital Budget funds	A force account with the NYCTA to provide subway tunnel inspections and monitoring services during construction of the Manhattan Greenway Harlem River project.	To increase the NYCTA force account authorization by up to an additional \$3,100,000 of City Capital Budget funds, bringing the total authorized amount of the NYCTA contract to up to \$3,600,000.	Approval Date: 9/27/2019  Project Code: 7394

<p>(6) VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (the "Design Consultant":) and a resident engineering consultant and construction contractor to be selected.</p>	<p>Archer Avenue between 144<sup>th</sup> Place and 147<sup>th</sup> Place, adjacent to the Jamaica LIRR Station</p>	<p>Up to \$28,701,000 in the aggregate for a design contract with the Design Consultant, a resident engineering contract for the project and a construction contract for the project, using City Capital Budget funds, State funds, and FTA grant funds.</p>	<p>The design and reconstruction of roadway and pedestrian plaza improvements as the Station Plaza Intermodal Roadway Improvement Project</p>	<p>Approximately \$2,500,000 of the previously authorized funds is being used for the Design Consultant contract. NYCEDC no longer intends to enter into a separate resident engineering contract chosen pursuant to an RFP or a construction contract for the project chosen pursuant to an invitation for bids.</p> <p>It is now proposed that the construction will be undertaken through a CM Contract with AECOM USA, Inc. ("AECOM"), which will perform CM services and supervise subcontractors chosen to undertake project work using procurement methods similar to the procurement methods in NYCEDC's contracts with the City.</p>	<p>Approval Date: 6/21/2022</p> <p>Project Code: 5435</p>
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				<p>AECOM was chosen pursuant to a competitive sealed proposals procurement.</p> <p>The DBE goal of AECOM is 13%.</p> <p>NYCEDC will also retain the NYCTA on a sole source basis for approximately \$200,000 for a force account to provide project accommodation and related services for a portion of the project.</p> <p>The CM Contract with AECOM will initially be for the balance of the \$28,701,000 of authorized funds for the project not used for the Design Consultant and NYCTA contracts. It is anticipated that the Executive Committee will be requested to approve additional funds for the CM</p>	
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				Contract in the future.	
(7) Safety Management Systems, LLC ("SMS")	Citywide	Up to \$1,000,000; NYCEDC programmatic budget funds	The provision of on-call ferry and facility safety, security and operations support services for the operation of NYC Ferry.	To amend SMS's consultant contract to adjust its scope of services to include other needed marine- and waterfront-related studies related to navigational matters and/or the use of waterways by vessels (including without limitation NYC Ferry) or for other uses such as, for example, construction of greenways over waterways, and services for related approvals and regulatory matters. The total authorized amount of the contract will not be changed as a result of the amendment.	Approval Date: 2/6/2024  Project Code: 6154

<p>(8) Sam Schwartz Engineering, D.P.C. ("Sam Schwartz")</p>	<p>Citywide</p>	<p>Up to \$2,350,000 available through United States Department of Transportation ("US DOT") RAISE Grant.</p>	<p>Best practices research about the impact and design of the next generation of New York City greenways, and undertaking a citywide opportunity analysis to identify potential future greenway segments, prioritizing the identified segments, and developing feasibility plans for a set of the prioritized segments.</p>	<p>To amend the type of funding for the Sam Schwartz contract such that up to \$1,880,000 will be provided by a US DOT RAISE Grant, and up to \$470,000 will be City Tax Levy funds, NYCEDC programmatic budget funds and/or any other type of funds then available.</p>	<p>Approval Date: 5/1/2024</p> <p>Project Code: 10655</p>
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<p>(9) Upper West Strategies, LLC (“UWS”)</p>	<p>Citywide</p>	<p>Up to \$4,630,000 in City Tax Levy funds and IDA funds</p>	<p>The LifeSci NYC Internship Program (the “Program”) connects selected students and recent graduates with career opportunities at life sciences companies and institutions in New York City, may subsidize the compensation of a “host” company’s interns to expand the number of opportunities for students and recent graduates, and provides career-building activities and events.</p>	<p>An amendment to the previously authorized contract with UWS to provide up to an additional \$3,500,000 in NYCEDC programmatic budget funds, up to an additional \$500,000 in IDA funds (subject to obtaining IDA Board approval), and up to \$100,000 in funds from an external party that is available to NYCEDC through an IDA transaction in 2019. The Executive Committee should also note that the Program in addition to being available to students has been and will continue to be available to recent graduates.</p>	<p>Approval Date: 3/19/2024</p> <p>Project Code: 6997</p>
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<p>(10) Arcadis of New York, Inc.; STV Incorporated; Hatch Associates Consultants, Inc.; WSP USA Inc.; and Jacobs Civil Consultants Inc.</p>	<p>Citywide</p>	<p>Up to \$20,000,000 in the aggregate for on-call transportation planning and policy services retainer contracts with the five listed consultants. The source of funds will vary depending on the particular task and may include, without limitation, City Tax Levy funds, City Capital Budget funds, NYCEDC programmatic budget funds, IDA funds, Federal funds and State funds.</p>	<p>The provision of on-call transportation planning and policy services, including strategic planning and policy analysis, related to, but not limited to, freight rail, passenger ferries, aviation, maritime and ports, intermodal facilities, traffic, and transit.</p>	<p>To provide for up to an additional \$4,500,000 in the aggregate for a total of up to \$24,500,000, for services under the five specified retainer contracts and any needed Funding Source Agreements related thereto.</p>	<p>Approval Date: 9/28/2023 Project Code: 5931</p>
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**Relevant Staff:** (1), (2), (3) Julian Rifai, Vice President, Asset Management, Property Operations  
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