



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
September 27, 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 Friday, September 27, 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  
Nate Bliss (as alternate for Maria Torres-Springer)  
Paula Roy Carethers  
Andrew Kimball  
James McSpiritt  
Patrick J. O'Sullivan, Jr.  
Elizabeth Velez  
Betty Woo

Members of NYCEDC staff also were present.

The meeting was called to order by Margaret Anadu, Chairperson of NYCEDC, at 9:59 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the August 20, 2024 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the August 20, 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 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) NYC Catalyst Fund: MetaProp and Antler

At this time, Brinda Ganguly, an Executive Vice President of NYCEDC, presented a proposal for NYCEDC (i) to make an investment in MetaProp Ventures IV, LP (the "MetaProp Fund IV" or "Fund IV"), which will be managed by MetaProp Management LLC ("MetaProp") and will make investments in real estate technology startups (the commitment and investments collectively, the "MetaProp Transactions"), (ii) to enter into agreements needed in connection with the MetaProp Transactions, (iii) to make an investment in Antler US Fund II, LP (the "Antler US Fund II"), which will be managed by Antler Innovation US, LLC ("Antler") and will make investments in a subset of technology startups that have completed Antler's in-house residency program (the commitment and investments collectively, the "Antler Transactions"), and (iv) to enter into agreements needed in connection with the Antler Transactions, all on substantially the terms set forth in Exhibit A hereto. Ms. Ganguly explained the respective backgrounds of MetaProp and Antler and their principals and their experience and relationship to New York City, and NYCEDC's reasons for choosing to make the related investments in them. These investments would be part of the NYC Catalyst Fund portfolio. Ms. Ganguly also gave an overview of the program.

In answer to a question from Ms. Anadu, Ms. Ganguly explained that NYCEDC had anticipated splitting the overall funding for proposed NYC Catalyst Fund investments evenly among equity funds and credit funds, but that the 101 applications that NYCEDC had received from fund managers to date were overwhelmingly skewed to the equity side, all of the proposed transactions that NYCEDC had brought before the Executive Committee thus far (except for Maycomb Outcomes LLC) were equity investments, and that most of what NYCEDC currently had in the pipeline were equity investments. She stated that NYCEDC would come back to the Executive Committee with an update on how it planned to address this trend going forward.

In answer to a second question from Ms. Anadu, Eduardo Fernandez, an Associate of NYCEDC, explained that although MetaProp's team of fund managers was not particularly diverse, MetaProp's track record over its previous funds showed an increasing trend of investing in diverse founders. Mr. Fernandez added that, for example, 24% of MetaProp's first fund was invested with diverse founders and that the number had increased to 41% for its second fund, and now, to date, is approximately 56% for Fund IV.

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.

Mr. Bliss left the meeting at this time.

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 Joshua Kraus, an Executive Vice President of NYCEDC.

(a) 42<sup>nd</sup> Street Development Project: Design and Historical Preservation Review, and Project Administration

(i) A proposed consultant contract, and any needed amendments thereto, with Li/Saltzman Architects, P.C. ("Li/Saltzman") for on-call design review of all signage and façade changes and certain other work to ensure compliance with design and historical preservation guidelines, for projects included in the 42<sup>nd</sup> Street Development Project ("42DP"), and (ii) any agreements necessary to obtain funds ("Funding Source Agreements") related to this project work, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Mr. McSpiritt, Ramon Ponce, a Senior Project Manager of NYCEDC, stated that he thought that the term of this contract with Li/Saltzman was 5 years. In answer to a second question from Mr. McSpiritt, Mr. Ponce explained that Li/Saltzman had worked with NYCEDC directly since 2017, and that for this contract tenants would send documents to NYCEDC for review and Li/Saltzman would then review them to confirm compliance with the terms of ground leases and design guidelines for projects included in 42DP. Mr. Ponce added that this contract arose out of lease management.

(b) Bush Terminal Building A Ground Floor Design Work

A proposed consultant contract with nArchitects PLLC to provide services for the design, fabrication and installation of furniture, fixtures and equipment for a majority of the ground floor of Bush Terminal Building A ("Building A"), on substantially the terms set forth in Exhibit C hereto.

(c) Modifications to Previous Authorizations – Solar Energy Education Center

(i) Proposed modifications with regard to the utilization of NYCEDC's construction management contract (a "CM Contract") with Gilbane Building Company ("Gilbane") (the "Gilbane CM Contract") to provide for construction management ("CM") services and procuring subcontractors for design, construction, and other related work with regard to construction of a new solar energy education center and kayak launch at Stuyvesant Cove Park in Manhattan, to provide additional funds for additional project work related to the solar energy education center – a kayak launch is no longer part of this project, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

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

(i) Proposed modifications with regard to the utilization of the Gilbane CM Contract to provide for CM services and procuring subcontractors for the upgrade and rehabilitation of industrial space at the Made in New York (“MiNY”) campus at Bush Terminal (the “MiNY Campus”), to provide for additional funds for additional work for the MiNY Campus project under the Gilbane CM Contract, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

(e) Modifications to Previous Authorizations – Design, Engineering and Related Consulting Services at MiNY Campus

(i) The proposed ratification of an amendment and provision for additional amendment(s) to the contract with Dewberry Engineers Inc. (“Dewberry”) for design, engineering and related consulting services related to the improvement of the overall MiNY Campus, including, among other matters, streetscape improvements, new plaza space and utility upgrades and related work, to provide for additional funds to be used primarily for additional project related services for additional permitting coordination, design services, and construction administration, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpirtt regarding the proposed matters in Sections 3(d) and 3(e) herein related to work at the MiNY Campus, Mr. Kraus stated that the two items were not entirely unrelated, and that some work related to unforeseen conditions while other work was additional work being done to improve the campus. At this time, Kathryn Prybylski, a Senior Vice President of NYCEDC, explained that with regard to the contract with Dewberry, there were unforeseen conditions that necessitated additional engineering related to the site work on the campus, and that the Gilbane item above was for additional work in Building A related to new scope that NYCEDC’s Asset Management team wanted to add to the project.

(f) Modifications to Previous Authorizations – Growth Hub, Studio Program, and Founder Fellowship Services

(i) Proposed modifications with respect to the contract (the “New Lab Contract”) with New Lab, LLC (“New Lab”) for (1) Urban Technology Growth Hub (the “Growth Hub”) activities, (2) Studio Program activities, and (3) Venture Access NYC Founder Fellowship activities, to provide for an extension of the existing New Lab Contract to December 31, 2031, and to provide for additional funds to support five years of programming for the Center for Planetary Health (the “Center”), which Center will be located in space to be retrofitted by New Lab at 19 Morris Avenue at the Brooklyn Navy Yard and will support life sciences companies developing climate and sustainability solutions, as part of the Growth Hub, and (ii) any necessary agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

At this time, Ms. Anadu suggested that NYCEDC provide at a future meeting a programmatic update on this program.

(g) Modifications to Previous Authorizations – NY Wheel and Related Facilities

(i) Proposed modifications with regard to the utilization of the Gilbane CM Contract to provide for CM and other needed services to secure the New York Wheel and related facilities premises and undertake any actions necessary to maintain the temporary certificate of occupancy for the parking garage on the premises to enable it to operate, (1) to provide for additional funds for the Gilbane CM Contract to allow continued project services, and (2) to provide that Gilbane and its subcontractors may also continue to perform some other services with regard to the project site which would enable a developer to assume construction on the site more readily in the future, and (ii) any necessary agreements related to this project, on substantially the terms set forth in Exhibit D hereto.

(h) Modifications to Previous Authorizations – On-Call Land Surveying Services

(i) Proposed modifications with respect to the separate contract with each of Paulus, Sokolowski & Sartor Engineering, A Professional Corporation d/b/a PS&S Architecture & Engineering (which acquired the previous contractor Barbara Thayer, P.E., Arch., Landscape Architecture, L.S., D.P.C. and its contract), Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., Sam-NY Geospatial, Inc. (which acquired the previous contractor GDB Geospatial LS, P.C. and its contract), and KC Engineering and Surveying, P.C., and any amendments thereto (together, the "Land Survey Consultant Contracts"), for the provision of on-call land surveyor services in connection with various projects in all five boroughs of The City of New York (the "City"), to provide for additional funds for additional project services under the Land Survey Consultant Contracts, and (ii) any necessary agreements, including Funding Source Agreements, related to these project services, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpirtt, Yasira Mena, an Assistant Vice President of NYCEDC, explained that NYCEDC's Planning Division ran the retainers but that different departments within NYCEDC can utilize the retainers.

(i) Modifications to Previous Authorizations – Business Support Services

(i) A proposed amendment to a contract with Brooklyn Alliance, Inc. (the "BA Contract") for the provision of business support services to small businesses and restaurants Citywide within the existing NYC Small Business Resource Network program, to provide additional funds primarily for additional project support services for restaurants, and to provide for an extension of the BA Contract to September 2025, and (ii) any necessary agreements related to such project services, on substantially the terms set forth in Exhibit D hereto.

(j) Funding Agreement: Volunteers of America – Greater New York, Inc.

(i) A proposed funding agreement with Volunteers of America – Greater New York, Inc., or an affiliate (“VOA”), to fund a portion of the renovation cost, including the replacement of the elevator and fire panel system, at VOA’s Lydia Hoffman Residence, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit E hereto.

(k) AI Marketing and Events Campaign

A proposed consultant contract with Tech:NYC Foundation to provide services related to the development and implementation of a marketing and branding campaign for tech, that creates a brand for tech in New York City and then initially focuses on the opportunities and success of artificial intelligence (“AI”) in the City, leveraging New York’s tech strengths to attract talent, inspire pride, and signal opportunities with regard to AI, on substantially the terms set forth in Exhibit F hereto.

(l) Property Management Related Services – Waterfront Maintenance

(i) A proposed consultant contract with Reicon Group, LLC for waterfront maintenance services for various waterfront sites and assets, including without limitation NYC Ferry sites, owned, leased and/or managed by NYCEDC, including, without limitation: site and equipment maintenance, conditions testing, inspection, and associated reporting; regular equipment replacement where applicable; custom fabrication; storm preparation and response, dry docking services, barge ballasting, and other repair and service work for maritime sites and assets; and any needed emergency repairs, and (ii) any needed Funding Source Agreements related to such project services, on substantially the terms set forth in Exhibit G hereto.

In answer to a question from Ms. Velez, Mr. Kraus confirmed that this was essentially a task order-based contract to be used as needed to a value of up to \$15 million.

Approval of Section 3 Contracts and Matters

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

4. Approvals

With respect to the items set forth in Sections 2(a) and 3(a) – (l) 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 10:30 a.m.

Mark Schwesmith  
Assistant Secretary

Dated: November 7, 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**

**NYC CATALYST FUND: METAPROP and ANTLER**  
**Executive Committee Meeting**  
**September 27, 2024**

**Project Description:**

The NYC Catalyst Fund (the “Program”) is designed to contribute to NYCEDC’s net operating income and overall impact through a portfolio of investments. The Program invests in funds managed by external fund managers that align with the financial and impact goals of the Program, and was approved by the NYCEDC Board of Directors on June 13, 2023. (The Program was named the New York City Economic Development Corporation Impact Investing Program at the time.)

In connection with the Program, NYCEDC proposes investing with two additional external fund managers: MetaProp Management LLC (“MetaProp”) and Antler Innovation US, LLC (“Antler”) (collectively, the “Fund Managers”). NYCEDC will commit to the Fund Managers’ respective investment vehicles: MetaProp Ventures IV, LP (“MetaProp Fund IV”) and Antler US Fund II, LP (“Antler US Fund II”), (collectively, the “Investment Funds”). NYCEDC chose to make these commitments based on the Program’s selection criteria, which span various financial and impact categories, described in the Request for Applications for the Program.

The commitments and investments shall be referred to herein, collectively, as the “Transactions”. Below we have included information on the Transactions.

**MetaProp Transaction:**

MetaProp is an early-stage venture capital firm headquartered in Manhattan that invests in real estate technology startups. Staff recommends an investment in MetaProp Fund IV for several reasons. MetaProp expects to deploy a significant amount of capital in MetaProp Fund IV to companies based in New York City. In addition, the leadership of MetaProp have demonstrated themselves as thought leaders in the real estate technology industry and bring a track record of

investment experience necessary to provide the services described herein.

NYCEDC proposes to enter into an agreement with MetaProp Ventures GP IV, LLC through which NYCEDC will make a commitment to MetaProp Fund IV.

**MetaProp Amount to be Approved:**

Up to \$4,000,000

**Antler Transaction:**

Antler is an early-stage venture capital firm that will invest in a subset of technology startups that have completed Antler’s in-house residency program (the “Residency Program”). Staff recommends an investment in Antler US Fund II for several reasons. While Antler operates Residency Programs in other cities as well, Antler plans to allocate a substantial portion of the Antler US Fund II capital to founders who complete the Residency Program in New York City. Additionally, Antler’s early-stage Residency Program aims to make early-stage capital more accessible to a broader, more diverse range of founders than traditional venture capital. The Residency Program also generates proprietary deal flow and allows Antler to make data-driven investments in founders after they have completed the program.

NYCEDC proposes to enter into an agreement with Antler General Partner US II, LLC through which NYCEDC will make a commitment to Antler US Fund II.

**Antler Amount to be Approved:**

Up to \$2,000,000

**For Both MetaProp And Antler**

**Type of Funds:**

NYCEDC programmatic budget funds

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

**Agreements to be Approved:** Agreements needed in connection with each Transaction, including a limited partnership agreement, a subscription agreement, and any necessary ancillary agreements among NYCEDC, the Fund Manager, the Investment Fund and/or other relevant parties, and any needed amendments thereto (collectively, “Transaction Documents”).

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

**Scope of Work:** The Fund Managers will provide services substantially as described below:

- Source investments and screen for ones that meet the investment strategy of the Investment Funds.
- Conduct a rigorous diligence process that evaluates potential investments against the investment selection criteria specified in the Transaction Documents.
- Structure and execute investments into the types of portfolio companies and projects that are specified in the Transaction Documents.
- Manage portfolio companies and provide them with strategic support as specified in the Transaction Documents.
- Make distributions to NYCEDC in accordance with the Transaction Documents.
- Provide regular reports for the Investment Funds and the investments in which NYCEDC has an equity interest.
- Hold regular meetings for investors of the Investment Funds in accordance with the Transaction Documents.
- Perform any other services necessary for the furtherance of the Program.

**Proposed Resolution:** To authorize the President and any empowered officer to make a commitment to the Investment Funds and to enter into the Transaction Documents, as required, substantially as described herein

**Relevant Staff:** Brinda Ganguly, Executive Vice President, Strategic Investments Group  
Audrey Ellen, Assistant Vice President, Strategic Investments Group  
Jean Pierre, Assistant Vice President, Strategic Investments Group

Eduardo Fernandez, Associate, Strategic Investments Group  
Izzy Cohn, Senior Counsel, Legal

**Project Code:** 10306

**EXHIBIT B**

**42<sup>nd</sup> STREET DEVELOPMENT PROJECT: DESIGN AND HISTORICAL  
PRESERVATION REVIEW, AND PROJECT ADMINISTRATION  
Executive Committee Meeting  
September 27, 2024**

**Project Description:** A consultant for on-call design review of all signage and façade changes and certain other work to ensure compliance with design and historical preservation guidelines, and to provide related -project administration services, for projects included in the 42nd Street Development Project (“42DP”). As indicated in the map attached hereto, the project is located between Broadway and 8th Avenue and 40th and 43rd Street in Manhattan. In 2011, NYCEDC, on behalf of the City, took over from ESDC the administration of 42DP, which had been a joint City and State initiative. NYCEDC is now responsible for assuring compliance with the terms of all ground leases and design guidelines for projects included in 42DP.

**Borough:** Manhattan

**Types of Contracts:** Consultant contract and any needed Funding Source Agreements

**Amounts to be Approved:** Up to \$2,000,000 for the consultant contract

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

**Procurement Method:** Sole source. Li/Saltzman Architects, P.C , the chosen consultant, has prior and recent experience with both the project and the geographic location of the project in addition to familiarity with the various tenants and stakeholders.

**Agreements to be Approved:**

- A consultant contract with Li/Saltzman Architects, P.C. (the “Consultant Contract”) for design review and related Project services, and any needed amendments thereto; and
- Any needed Funding Source Agreements

**WBE:** Li/Saltzman Architects, P.C. is certified as a WBE by the City.

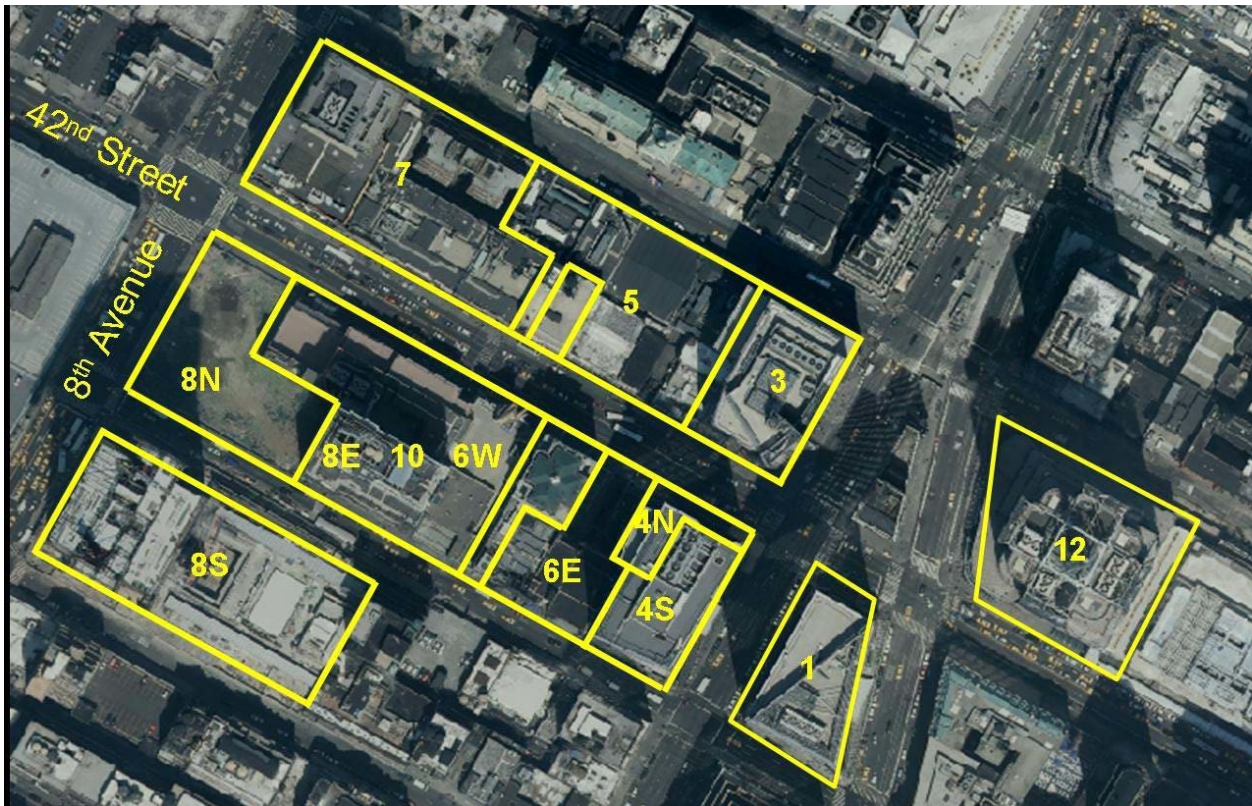


**Scope of Work:** On-call design review to ensure compliance with design guidelines and historical preservation guidelines and related project administration consultant services for projects that are part of 42DP. The consultant will review construction plans, and monitor construction to assure adherence to approved plans, and ensure compliance with design and historical preservation guidelines.

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

**Relevant Staff:** Jacques St Cloud, Vice President, Asset Management  
Jose Figueroa, Vice President, Asset Management  
Ramon Ponce, Senior Project Manager, Asset Management  
Mary Adams, Senior Counsel, Legal

**Project Code:** 10999



**EXHIBIT C**

**BUSH TERMINAL BUILDING A GROUND FLOOR DESIGN WORK**  
**Executive Committee Meeting**  
**September 27, 2024**

**Project Description:** NYCEDC is leading an ongoing investment and repositioning strategy at Bush Terminal to deliver new leasable space for growing industries, a dynamic employment hub, and resilient public realm space.

The first phase of development will be complete in Q4 2024 with the opening of Building A and of approximately 5 acres of landscaped public realm space (the “Campus”). Building A’s delivery will include approximately 140,000 square feet for innovative manufacturing and approximately 30,000 square feet of public gathering and event space.

In preparation for Campus and Building A opening, NYCEDC will retain a consultant (the “Consultant”) for the design of furniture, fixtures and equipment (“FF&E”) for a majority of Building A’s ground floor. This contract also will call upon the Consultant to subcontract out the fabrication and installation of the FF&E.

The work will be with regard to four distinct yet interrelated areas of the ground floor, which are approximately indicated in the attachment hereto: the Annex, the Annex Corridor, the Lobby Gathering, and the Lobby Corridor. Most of the consultant’s work will relate to FF&E for the Lobby Corridor and the Lobby Gathering areas.

**Borough:** Brooklyn

**Type of Contract:** Consultant contract

**Amount to be Approved:** Up to \$1,000,000

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

**Procurement Method:** Publicly advertised RFP using the competitive sealed proposals method of procurement

**Agreement to be Approved:** Consultant contract (the “Consultant Contract”) with nArchitects PLLC to provide Project services substantially as described herein

**M/WBE Goal:** 84% (the RFP targeted 30-40%)

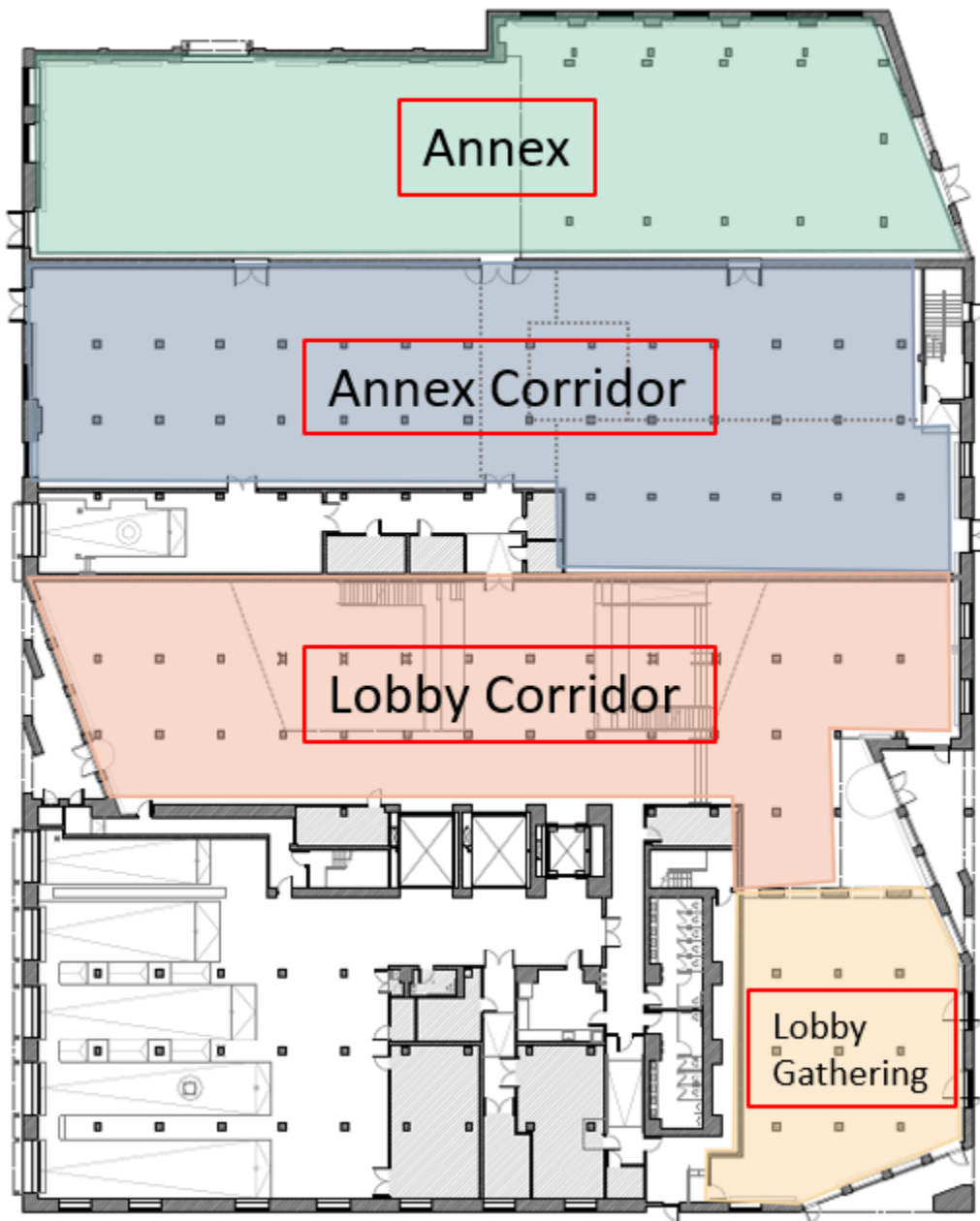
**Scope of Work:**

- The Consultant will be responsible for the design, fabrication and installation of FF&E (including minimal acoustic, audio/visual and plumbing) for the Lobby Corridor and Lobby Gathering and some of such work for the Annex and Annex Corridor portions of the ground floor.
- The work will involve four distinct phases: Initial Design Direction, Conceptual and Schematic Design Development, Final Design Development, and Fabrication and Installation.

**Proposed Resolution:** To authorize the President and any empowered officer to enter in the Consultant Contract, substantially as described herein

**Relevant Staff:** Christine Paglialunga, Vice President, Asset Management  
Waverly Neer, Vice President, Asset Management  
Gabe Lefferts, Senior Associate, Asset Management

**Project Code:** 10812



**EXHIBIT D**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS**  
**Executive Committee Meeting**  
**September 27, 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 (3) 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) Gilbane	Stuyvesant Cove Park, Manhattan	Up to \$14,608,610 of City Capital Budget funds, NYCEDC programmatic budget funds, and State funds for Project Work under NYCEDC's CM Contract with Gilbane.	<p>Design, construction, and other related work with regard to construction of a new solar energy education center and kayak launch.</p> <p>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.</p>	Up to an additional \$1,933,610 of City Capital Budget funds, NYCEDC programmatic budget funds, and State funds for work related to the solar energy education center for a total authorization of up to \$16,542,220 for this project under the Gilbane contract. A kayak launch is no longer part of the project.	<p>Approval Date: 12/14/2021</p> <p>Project Code: 6652</p>

(2) Gilbane	Made in New York ("MINY") campus at Bush Terminal, Brooklyn	Up to \$226,827,000 of City Capital Budget funds, NYCEDC programmatic budget funds, and Federal FEMA funds was previously authorized for work related to the MINY campus at Bush Terminal under NYCEDC's CM Contract with Gilbane.	<p>To upgrade and rehabilitate industrial space in the MINY campus at Bush Terminal.</p> <p>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. Certain design and engineering services for this project are being provided under separate NYCEDC contracts, including a contract with Dewberry Engineers Inc. ("Dewberry").</p>	To provide up to an additional \$7,000,000 of City Capital Budget funds for Project Work related to the MINY campus for a total authorization of up to \$233,827,000 for this project under the Gilbane contract.	<p>Approval Date: 6/18/2024</p> <p>Project Code: 7198, 7199</p>
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(3) Dewberry	MiNY campus at Bush Terminal, Brooklyn	Up to \$6,064,525 of City Capital Budget funds and/or NYCEDC programmatic budget funds	Design, engineering and related consulting services related to the improvement of the overall MiNY Campus, including, among other matters, streetscape improvements, new plaza space and utility upgrades, and related work	To authorize up to an aggregate of an additional \$1,500,000 of City Capital Budget funds for Dewberry's contract, bringing the total authorized amount of the Dewberry contract to up to \$7,564,525, and to ratify an amendment to the Dewberry contract and authorize an additional amendment(s) to the contract to provide for such additional funds. The additional project funds shall be used primarily for additional project related services for additional permitting coordination, design services, and construction administration.	Approval Date: 8/8/2023  Project Code: 7198
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<p>(4) New Lab, LLC ("New Lab")</p>	<p>Citywide</p>	<p>Up to \$10,906,740 in total for (1) a contract with New Lab for Urban Technology Growth Hub ("Growth Hub"), Studio Program and Venture Access NYC Founder Fellowship ("Founder Fellowship") activities and (2) a contract with Grand Central Technology Accelerator LLC for Growth Hub and Founder Fellowship activities</p>	<p>New Lab, LLC has performed three main tasks as part of its contract with NYCEDC, including (i) helping develop, launch and operate the Growth Hub, (ii) operating the Studio Program, which applies New Lab's "Innovation Studio" framework to a number of focus areas, including a bespoke program focused on the theme of improving urban transportation, and (iii) providing services as part of the Founder Fellowship. Founder Fellowship activities include program activities focusing on supporting a diverse community of tech entrepreneurs that are startup and growth stage companies involved with addressing pressing urban challenges, to successfully build and scale their tech enterprises in New York City. The Growth Hub program includes various activities (that include providing affordable workspace, access to a professional network, a co-located prototyping and testing facility, and sector specific programming) for</p>	<p>To (i) extend the existing contract with New Lab to December 31, 2031 and (ii) provide up to an additional \$1,500,000 to support five years of programming for the Center for Planetary Health which will be located in space to be retrofitted by New Lab at 19 Morris Avenue at the Brooklyn Navy Yard in Brooklyn, which Center will support life sciences companies developing climate and sustainability solutions, as part of the Growth Hub.</p>	<p>Approval Date: 12/19/2023</p> <p>Project Code: 6092</p>
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			startup and growth stage companies that address New York City's most pressing urban challenges.		
(5) Gilbane	The premises on which the New York Wheel that had been proposed for the St. George waterfront of Staten Island, and related facilities, were to be located	Up to \$7,000,219.66 of NYCEDC programmatic budget funds	Construction management and other needed services to secure the New York Wheel and related facilities premises and undertake any actions necessary to maintain the temporary certificate of occupancy for the parking garage on the premises to enable it to operate.	To provide up to an additional \$2,000,000 of NYCEDC programmatic budget funds for the Gilbane contract, bringing the total authorized amount for Project Work under the Gilbane contract to up to \$9,000,219.66, to allow continued Project services. Gilbane and its subcontractors may also continue to perform some other services with regard to the site which would enable a developer to assume construction on the site more readily in the future. The former lease for the site is no longer in effect.  It is anticipated that the funds now being provided will be utilized through fiscal year 2025 and into fiscal year 2026.	Approval Date: 3/14/2023  Project Code: 7855

<p>(6) Paulus, Sokolowski &amp; Sartor Engineering, A Professional Corporation d/b/a PS&amp;S Architecture &amp; Engineering (which acquired the previous contractor Barbara Thayer, P.E., Arch., Landscape Architecture, L.S., D.P.C. and its contract); Langan Engineering, Environmental, Surveying, Landscape, Architecture and Geology, D.P.C.; Sam-NY Geospatial, Inc. (which acquired the previous contractor GDB Geospatial LS, P.C. and its contract); and KC Engineering and Surveying, P.C.</p>	<p>Citywide</p>	<p>Up to \$2,000,000 in the aggregate for on-call land surveyor services retainer contracts. The type of funds will vary based on each task. Sources may include, without limitation, City Capital Budget funds, NYCEDC programmatic budget funds, State funds, Federal funds, City Tax Levy funds, IDA funds, and other sources</p>	<p>The work shall principally consist of the following tasks: property survey; topographic survey; utility survey; wetland survey and delineation; interior building as-built drawings; property survey under ALTA standards; map and utility research; mobilizing professional teams for given survey; and related tasks; in connection with various projects in all five boroughs of the City.</p>	<p>To provide for up to an additional \$2,000,000 in the aggregate for a total of up to \$4,000,000 for the four Project retainer contracts, and to amend the four specified retainer contracts and any needed Funding Source Agreements related thereto, as applicable.</p>	<p>Approval Date: 2/3/2021</p> <p>Project Code: 2877</p>
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(7) Brooklyn Alliance, Inc. ("BA")	Citywide	\$1,455,000 of Federal funds and \$3,000,000 of City Tax Levy funds	Funding for the provision of business support services to small businesses and restaurants Citywide within the existing NYC Small Business Resource Network program.	To amend the BA contract (1) to provide up to an additional \$1,500,000 of NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds and up to \$1,355,649 in SBA Congressional Community Project grant funds to be obtained through a federal grant received by SBS, with NYCEDC designated as sub-grantee, bringing the total authorized amount of the BA contract to up to \$7,310,649, such additional funds to be primarily for additional support services for restaurants, and (2) to extend the contract to September 2025.	Approval Date: 9/28/2023  Project Code: 9733
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**Relevant Staff:** (1) James Bennett, Vice President, Capital Program  
Jennifer Cass, Senior Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

(2) Andrew Abend, Assistant Vice President, Capital Program  
Kenya Smith, Vice President, Capital Program  
Kathryn Prybylski, Senior Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

(3) Alexander Creem, Project Director, Capital Program  
Kenya Smith, Vice President, Capital Program

Kathryn Prybylski, Senior Vice President, Capital Program  
Waverly Neer, Vice President, Asset Management  
Michael Barone, Senior Counsel, Legal

(4) Kidd Solomon, Assistant Vice President, Life Sciences and Healthcare, Innovation Industries  
Katie Hermann, Senior Counsel, Legal

(5) Allegra Vanderlaan, Project Manager, Asset Management  
Jose Figuereo, Vice President, Asset Management  
Ian Taylor, Senior Vice President, Asset Management  
Mary Adams, Senior Counsel, Legal

(6) Rebeca Gafvert, Senior Vice President, Land Use  
Samuel Cohen, Vice President, Chief of Staff, Planning  
Yasira Mena, Assistant Vice President, Planning  
Randi Cohen, Senior Counsel, Legal

(7) Cecilia Kushner, Chief Strategy Officer  
Brett Mons, Vice President, Initiatives  
Mary Adams, Senior Counsel, Legal

**EXHIBIT E**

**FUNDING AGREEMENT**  
**Executive Committee Meeting**  
**September 27, 2024**

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

<b>Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)</b>	<b>Project Site Address(es); Borough</b>	<b>Source or Type of New NYCEDC Funds</b>	<b>Amount Under New Agreement/ Amendment</b>	<b>Application of Funds</b>
Volunteers of America – Greater New York, Inc. (“VOA”), a not-for-profit corporation – Funding Agreement	855 E. 175 <sup>th</sup> Street, the Bronx	City Capital Budget funds made available by the Bronx Borough President	Up to \$504,000	To fund a portion of the renovation cost, including the replacement of the elevator and fire panel system, at VOA’s Lydia Hoffman Residence. This project has no M/W/DBE goal.

**NYCEDC Project Codes:** 10692

**Relevant Staff:** Jake Swinford, Project Manager



## **Description of Contractor**

**Volunteers of America – Greater New York, Inc.** is an anti-poverty not-for-profit organization working to end homelessness in the New York area by 2050. Founded in 1896, VOA currently operates more than 70 programs in New York City, Westchester County, and Northern New Jersey. VOA serves tens of thousands of vulnerable neighbors each year by providing housing, health and wealth-building services to neighbors who are experiencing, or are at imminent risk of, homelessness.

**EXHIBIT F**

**AI MARKETING AND EVENTS CAMPAIGN**  
**Executive Committee Meeting**  
**September 27, 2024**

<b>Project Description:</b>	The development and implementation of a marketing and branding campaign (the “AI/Tech Project”) for tech, that creates a brand for tech in New York City and then initially focuses on the opportunities and success of artificial intelligence (“AI”) in the City, leveraging New York’s tech strengths to attract talent, inspire pride, and signal opportunities with regard to AI. The AI/Tech Project will work to raise the perception of the City as a leading AI Hub and destination for the industry through the creation of a new visual identity, activations including public relations-efforts, media ad-buys, and event series development, and the formation of a new AI Advisory Board.
<b>Borough:</b>	Citywide
<b>Type of Contract:</b>	Consulting contract
<b>Amount to be Approved:</b>	Up to \$400,000
<b>Type of Funds:</b>	City Tax Levy funds
<b>Procurement Method:</b>	Sole source
<b>Agreement to be Approved:</b>	A consultant contract with Tech:NYC Foundation (“Tech NYC”) to provide AI/Tech Project services (the “AI/Tech Contract”)

**Scope of Work:** As the second largest startup ecosystem in the world, New York City’s tech sector has become an integral part of its economy. Today, the tech ecosystem employs over 360,000 New Yorkers making up approximately 7% of the City’s total workforce. Between 2017 to 2022, average annual wages in the tech sector grew 23.8% from \$165,000 to \$204,000, creating an important source of well-paying jobs.

With over 40,000 people in the metro-area with AI-related skills, the second largest amount of venture capital investment in the world, and a diverse mix of industries, New York City is the largest global market for AI. The AI/Tech Project aims to raise awareness of the City’s leadership and opportunities with AI that will further grow its economy.

Tech NYC will be responsible for managing all aspects of the AI/Tech Project, pursuant to the AI/Tech Contract, including the following primary focus areas:

1. Hire a branding firm to help create a new brand identity that will resonate with the tech ecosystem
2. Launch and roll-out a campaign with a focus on AI that highlights the AI founders, corporate innovators, researchers, and diversity of talent that sets the City's AI-ecosystem apart
3. Execute a new event series and create a speaker's bureau of New York City thought leaders and experts in AI for public speaking and press opportunities
4. Co-create a new AI Advisory Board comprised of AI-leaders and investors who meet periodically and help advise NYCEDC's AI agenda

Additionally, Tech NYC will capture data and metrics related to the impacts and outcomes of the AI/Tech Project.

In addition to its work under the AI/Tech Contract, Tech NYC may decide to undertake work focusing on other aspects of the tech sector in the City.

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

**Relevant Staff:** Daria Siegel, Senior Vice President, Innovative Industries  
Kelly Russotti, Senior Counsel, Legal

**Project Code:** 10949

**EXHIBIT G**

**PROPERTY MANAGEMENT RELATED SERVICES**  
**Executive Committee Meeting**  
**September 27, 2024**

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

The proposed retainer contract has been procured through a competitive RFP..

<b>Contractor Name and Agreement (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 and Type of Funds</b>	<b>Project Work</b>	<b>Project Code</b>
Reicon Group, LLC	Properties owned and/or managed by NYCEDC, Citywide	Up to \$15,000,000 in NYCEDC programmatic budget funds and/or City Capital Budget funds as well as any other type of funds, if any, then available for a task, including, without limitation, City Tax Levy funds.	Waterfront maintenance services for various waterfront sites and assets, including without limitation NYC Ferry sites, owned, leased and/ or managed by NYCEDC, including, without limitation: site and equipment maintenance, conditions testing, inspection, and associated reporting; regular equipment replacement where applicable; custom fabrication; storm preparation and response; dry docking services, barge ballasting, and other repair and service work for maritime sites and assets; and any needed emergency repairs.  M/WBE Goal:10%	10755

**Relevant Staff:** Julian Rifai, Vice President, Asset Management, Property Operations  
Christopher Cano, Assistant Vice President, Asset Management, Property Operations  
Emily DeVito, Senior Vice President, Asset Management, Property Operations  
Giacamo Landi, Senior Vice President, Asset Management Ports, Waterfront, and Transportation  
Michael Barone, Senior Counsel, Legal