

**MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
June 26, 2019**

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 Wednesday, June 26, 2019, at NYCEDC's offices at 110 William Street, in Conference Rooms 4A and 4B, New York, New York.

The following members of the Executive Committee were present:

Wilton Cedeno (by conference telephone)
William Floyd (by conference telephone)
James McSpiritt
James Patchett
Carl Rodrigues (as alternate for Vicki Been, by conference telephone)
Timothy Wilkins
Betty Woo

Other Directors of NYCEDC, members of NYCEDC staff and a member of the public also were present.

The meeting was chaired by James Patchett, President of NYCEDC, and called to order at 9:13 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 May 8, 2019 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the May 8, 2019 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) On-Call Construction Management Retainers

Alison Landry, an Assistant Vice President of NYCEDC, presented a proposal for (i) a consultant contract, and possibly amendments thereto, with each of Hudson Meridian Construction Group LLC, Hunter Roberts Construction Group, L.L.C. ("Hunter Roberts") and LiRo Engineers, Inc. ("LiRo Engineers") (collectively, the "CM Consultant Contracts") to provide for on-call construction management contracts pursuant to which construction management ("CM"), pre-construction, construction and post-construction services may be undertaken by construction managers and their subcontractors for construction projects and related work, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements") for any tasks under the CM Consultant Contracts, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. Wilkins, Ms. Landry stated that the proposed three prime contractors were not Minority, Women-Owned and Disadvantaged Business Enterprises ("M/W/DBEs"), but that they all would have M/W/DBE subcontractors. She further noted that the CM Consultant Contracts would have a requirement to meet an M/W/DBE goal. At this time, Mr. Patchett explained that NYCEDC's Asset Management group had CM retainers, and that two of the Asset Management group's five CM retainers were M/W/DBE firms. He added that NYCEDC's approach was to get more M/W/DBE firms into the pipeline so that they could expand their capacity and attain the prime level.

In answer to a question from Mr. McSpiritt, Ms. Landry stated that assignments typically would be done through a competitive selection using mini-requests for proposals among the retainers for particular tasks. She added that NYCEDC may do a sole source procurement in certain instances where a particular team might have unique experience or a specialty focus. In answer to another question from Mr. McSpiritt, Ms. Landry stated that NYCEDC would not come back to the Executive Committee for anything that falls within the \$100 million base authorization.

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

(b) Lower Concourse Improvements

David Smucker, a Project Director of NYCEDC, presented a proposal for (i) one or more amendments to NYCEDC's contract with LiRo Engineers (the "LiRo Contract") for CM and related services for the reconstruction of Exterior Street between East 138th Street and East 150th Street in the Bronx and other improvements in the vicinity of such reconstruction (the "Lower Concourse Infrastructure" sub-project), to provide for additional services for the Lower Concourse Infrastructure and for the construction of a new public park located between East 144th Street and East 146th Street along the Harlem River in the Bronx (the "Lower Concourse Park" sub-project), as well as to provide for owner's representative services in connection with the development of a waterfront esplanade and an extension of Mill Pond Park located between Exterior

Street and the Harlem River from the 145th Street bridge/149th Street to 150th Street in the Bronx, (ii) a proposed consulting contract with Stantec Consulting Services Inc. for engineering and design services for the Lower Concourse Park, and (iii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit B hereto.

Julia Melzer, an Assistant Vice President of NYCEDC, further explained that the funds being requested were always part of the anticipated budget allocation for this project, and that they were not presented to the Executive Committee at the initial request for the LiRo Contract because they were not available at the time. She added that NYCEDC wished to fully fund the project now so that the contractors would have greater flexibility in delivering the project.

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

(c) Workforce Development Planning, 21st Century Jobs: Small Purchase Contracts

Kelly Gu, an Assistant Vice President of NYCEDC, presented a proposal for (i) a separate small purchase contract with each of Research Foundation of The City University of New York ("CUNY"), HR&A Advisors, Inc., Per Scholas, Inc., Pursuit Transformation Company Inc., New York Institute of Technology, Urbane Development Group Ltd., and Opportunities for a Better Tomorrow, Inc., and (ii) any needed Funding Source Agreements, to provide for research and development of recommendations regarding innovative ways that the City and its ecosystem of education and workforce development partners can advance workforce development strategies in the City, emphasizing strategies to ensure that underrepresented populations benefit from job opportunities in the tech sector and other in-demand parts of the economy, on substantially the terms set forth in Exhibit C hereto.

At this time, Mr. Patchett stated that this was an investment to proactively address the challenge of creating 21st Century jobs as well as pathways to connect people to those jobs.

In answer to a question from Mr. Wilkins, Ms. Gu stated that NYCEDC and the City were looking at leveraging local employer assets and a more place-based strategy to ensure that residents will be able to take advantage of opportunities closest to them. Mr. Patchett additionally noted that this was a mix of Citywide and local strategy, and that NYCEDC's approach was to work with these groups to identify interesting ideas, give them some initial funding and try to guide them toward some large scale proposals that could be fundable in the long run.

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

(d) New York State Regional Food Hub

Sean Freas, a Senior Associate of NYCEDC, presented a proposal for (i) approval of the portion of a ground lease (the "Lease") by the City of real property (the "Premises") in the Hunts Point Food Distribution Center in the Bronx to New York State Regional Food Hub LLC ("NYSRFH") for the development and operation of an approximately 70,000 square foot wholesale and retail food distribution center (the "Center") pursuant to which NYCEDC, as lease administrator, will reimburse NYSRFH for performing certain site preparation and foundation work at the Premises, (ii) a proposed funding agreement between NYCEDC and NYSRFH and/or Council on the Environment, Inc., as funding recipient, to fund a portion of the cost of the development of the Center, and (iii) any needed Funding Source Agreements, all to facilitate the expansion of farmers' markets and youth markets and to provide fresh and locally grown food and agricultural products to the City's underserved communities through NYSRFH's work with small and mid-sized regional farms, on substantially the terms set forth in Exhibit D hereto.

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

3. Other Contracts and 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 Rachel Loeb, James Katz and Seth Myers, each an Executive Vice President of NYCEDC.

(a) Appraisal Retainers

(i) A proposed consultant contract, and possibly amendments to the contract, with each of Cushman & Wakefield, Inc., Newmark Knight Frank Valuation & Advisory, LLC, Goodman-Marks Associates, Inc., Avison Young-New York, LLC, BBG, Inc. d/b/a BBG Valuation, Max Rosin & Associates, Inc., Equity Valuation Associates Inc., Weitzman Associates, LLC, Aaron Valuation Inc., and Joseph J. Blake & Associates, Inc., to provide for the retention of on-call real estate appraisal consultants with expertise in real estate valuation and appraisal services in connection with real estate sales, leasing, planning and development activities, and (ii) any Funding Source Agreement necessary to obtaining funds for any tasks under the appraisal contracts, on substantially the terms set forth in Exhibit E hereto.

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

(i) One or more proposed amendments to NYCEDC's engineering and design contract with Ove Arup & Partners, P.C., to provide for additional design and related consultant services, and (ii) any needed Funding Source Agreements, for Phases 2 and 3 improvements to the waterfront at, and adjacent to, the former United States Navy

Homeport site, and adjacent upland areas in Stapleton, Staten Island, on substantially the terms set forth in Exhibit F hereto.

(c) Replacement of Anchorage Channel Tap Water Siphons

(i) A proposed amendment to the contract with Tully Construction Co., Inc. and OHL S.A. pursuant to a joint venture between them known as Tully/OHL Joint Venture for engineering, design, construction and related services related to the replacement with one tap water siphon of two tap water siphons located primarily in that portion of New York Harbor between Brooklyn and Staten Island known as the Anchorage Channel, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit G hereto.

In answer to a question from Mr. McSpirtt, it was explained that the proposed amendment would resolve the amount to be paid with regard to several outstanding claims.

(d) Seward Park Project: New Essex Street Market Owner's Representative

(i) A proposed amendment to the sources of funds to pay Zubatkin Owner Representation, LLC ("Zubatkin") for the provision of owner's representative services, including management and administrative services, for the relocation of the existing Essex Street Market to the new Essex Market as part of the Seward Park Mixed Use Development Project which was financed and constructed by Delancey Street Associates LLC (the "Essex Developer"), and (ii) a proposed amendment to the pre-development agreement with the Essex Developer for the design and construction of the new market, to reduce the amount to be provided by the Essex Developer for the Zubatkin contract, on substantially the terms set forth in Exhibit H hereto.

(e) Cyber NYC

A proposed contract with New York University ("NYU") to develop, implement and oversee the Stackable Credentials Program, which is part of the Applied Learning Initiative of Cyber NYC, an initiative to bolster the cybersecurity ecosystem in the City, on substantially the terms set forth in Exhibit I hereto. Formerly, it was anticipated that NYU would undertake this work as a subcontractor of CUNY instead of as a direct contractor of NYCEDC.

(f) GreeNYC Creative Services

(i) A proposed amendment to the consultant contract with Purpose Campaigns LLC for marketing and creative services and the development and execution of an integrated marketing plan to assist the NYC Mayor's Office of Sustainability to promote the GreeNYC brand and program, to provide for such services for fiscal year ("FY") 2020, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit J hereto.

(g) Funding Agreements

(i) Proposed funding agreements with (1) The Flux Factory, Inc. and (2) the New York City Housing Development Corp d/b/a NYC HDC Corp, or affiliates, and (ii) any agreements necessary to obtain funds for said agreements, on substantially the terms set forth in Exhibit K hereto.

(h) Made in New York Campus Buildings A & C

(i) A proposed amendment to the previously authorized contract with nARCHITECTS PLLC for architectural and engineering services related to a project to upgrade and rehabilitate industrial space in the Made in New York Campus Buildings A & C at Bush Terminal in Sunset Park, Brooklyn in order to create an approximately 200,000 square foot garment manufacturing hub, primarily to provide additional funds to cover the cost of additional architectural and engineering work, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit L hereto.

(i) Made in New York Campus Site Work

(i) A proposed amendment to the previously authorized contract with Dewberry Engineers Inc. for design and engineering services for utilities and site work at the Made in New York Campus at Bush Terminal, primarily to provide additional funds to cover the cost of additional project design and engineering work, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit M hereto.

(j) Hunts Point Site D Remediation

(i) A proposed amendment to the contract with Gallagher Bassett Services, Inc. ("Gallagher Bassett") for CM and other related services for remediation work at Hunts Point Site D, located in the Bronx (the "Site D Contract"), which is part of a former Con Edison manufactured gas plant that operated through the early 1960's, primarily to provide additional funds to cover the cost of construction and related CM and other work, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit N hereto.

At the time of the previous Executive Committee authorization of the contract for CM and other related services for the project, it was anticipated that the Site D Contract would be with WCD Group, a Gallagher Bassett company, but it was determined that the Site D Contract should be with Gallagher Bassett itself.

(k) Two Ollis-Class Compatible Flex Barges

A proposed amendment to the previously authorized contract with M & N Engineering, P.C. for design engineering services related to the construction of two Ollis-Class compatible flex barges which will be used for docking, primarily in emergencies, primarily to provide for additional design engineering services to evaluate

berthing scenarios for different types of vessels, on substantially the terms set forth in Exhibit O hereto.

(l) Citywide Rehabilitation/Improvements

(i) One or more proposed amendments to NYCEDC's 2017 facilities management/construction management contract (a "FM/CM Contract") with Hunter Roberts, (ii) one or more proposed amendments to NYCEDC's 2012 FM/CM Contract with Hunter Roberts, (iii) one or more proposed amendments to NYCEDC's 2017 CM Contract with Skanska USA Building Inc. ("Skanska"), (iv) one or more proposed amendments to NYCEDC's CM Contract with Gilbane Building Company, (v) one or more proposed amendments to NYCEDC's CM Contract with The McKissack Group, Inc. d/b/a McKissack & McKissack, (vi) one or more proposed amendments to NYCEDC's CM Contract with Armand Corporation d/b/a Armand of New York, (vii) one or more proposed amendments to NYCEDC's FM/CM Contract with LiRo Program and Construction Management, PE P.C., and (viii) any needed Funding Source Agreements, to provide for work related to waterfront and other facilities at various locations in the City, on substantially the terms set forth in Exhibit P hereto.

(m) Amended and Restated Annual City Contracts

(i) A proposed Amended and Restated Contract (the "Master Contract"), amending and restating the Amended and Restated Contract dated as of June 30, 2018, as amended, between the City and NYCEDC, (ii) a proposed Amended and Restated Maritime Contract (the "Maritime Contract"), amending and restating the Amended and Restated Maritime Contract dated as of June 30, 2018, as amended, between the City and NYCEDC, and (iii) possible amendments to the Master and Maritime Contracts during FY2020 to change the budget of the Master and/or Maritime Contract and provide for such other changes as may be approved by the President or another empowered officer of NYCEDC, on substantially the terms set forth in Exhibit Q hereto.

(n) Annual Contract with New York City Industrial Development Agency

A proposed annual contract whereby New York City Industrial Development Agency ("IDA") will hire NYCEDC to provide IDA with administrative services for FY2020, on substantially the terms set forth in Exhibit R hereto.

(o) Annual Contract with Build NYC Resource Corporation

A proposed annual contract whereby Build NYC Resource Corporation ("Build NYC") will hire NYCEDC to provide Build NYC with administrative services for FY2020, on substantially the terms set forth in Exhibit S hereto.

(p) Area Maintenance Program Services

(i) One or more proposed amendments to NYCEDC's contract with The Doe Fund, Inc. for labor and supervision for general maintenance services and social services to its staff, primarily for FY2020 (which will include services under an option

period under the contract), (ii) proposed contracts and purchases for paint, pressure washing chemicals, supplies, parts, equipment, machinery, waste containers, repair services, transportation, landscaping and possibly other services, as needed, with contractors and vendors to be determined for FY2020, and possibly using existing approved retainer contracts and amendments thereto for such matters, and (iii) any needed Funding Source Agreements, all in connection with Area Maintenance Program services primarily for FY2020 for Industrial Business Zones, NYCEDC's Maritime Contract properties and other properties throughout the City, on substantially the terms set forth in Exhibit T hereto.

(q) Citywide HVAC Maintenance and Repair Services

A proposed contract with Anvil Mechanical Inc. (the "Anvil Contract") for on-call services for HVAC maintenance and repairs at various sites managed by NYCEDC, on substantially the terms set forth in Exhibit U hereto. The Anvil Contract will replace a contract for project services with Cooling Guard Mechanical Corp. that was approved at the March 20, 2019 Executive Committee meeting.

(r) Ferry Landing Maintenance, Repair and Emergency Services

A proposed amendment to the sources of funds for payments under the contract with Southern Services Group Inc., as amended, for on-call maintenance, repair and emergency services at ferry landings and maritime facilities at various sites managed by NYCEDC, on substantially the terms set forth in Exhibit V hereto.

(s) Pier 42 in Lower Manhattan

(i) A proposed amendment to NYCEDC's 2017 CM Contract with Skanska to provide for CM and related services, related to under-deck steel formwork removal work at Pier 42, in Manhattan, (ii) to change the type of funds to be used to pay Mathews Nielson Landscape Architects, P.C. for Pier 42 work, and (iii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit W hereto.

(t) Brooklyn Cruise Terminal Amendment of the Shore Power Agreement

A proposed amendment to the previously authorized agreement (the "Shore Power Agreement") that NYCEDC entered into with Carnival Corporation and certain of its subsidiaries ("Carnival") for the maintenance and use of the shore power system at the Brooklyn Cruise Terminal ("BCT"), which enables passenger cruise ships to use shore-based electric power while docking at the BCT, to extend the term through December 31, 2022, on substantially the terms set forth in Exhibit X hereto.

Approval of Section 3 Contracts and Matters

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution sections of Exhibits E – X hereto. Such motion was seconded and approved. Mr. Rodrigues recused himself from voting on the Cyber NYC item (Exhibit I) because he is the alternate for Deputy Mayor Been and the matter involves NYU.

4. Approvals

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

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 10:01 a.m.

Mark Schesmith
Assistant Secretary

Dated: August 13, 2019
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

**ON- CALL CONSTRUCTION MANAGEMENT RETAINERS
Executive Committee Meeting
June 26, 2019**

Project: On-call CM Contracts pursuant to which CM, pre-construction, construction and post-construction services may be undertaken by CMs and their subcontractors for construction projects and related work

Contractors (collectively, the "Consultants"):

- Hudson Meridian Construction Group LLC
- Hunter Roberts
- LiRo Engineers, Inc.

Agreements to be Approved:

- A consultant contract, and possibly amendments thereto, with each of the Consultants for Project services (collectively, the "Consultant Contracts")
- Any Funding Source Agreements necessary to obtain funds for any tasks under the Consultant Contracts

Procurement Method: Publicly advertised RFP. Each Consultant will act as a CM and procure subcontractors for Project work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. Subcontractors retained by the Consultant may in turn subcontract certain work.

Amount to be Approved: Up to \$100,000,000 in the aggregate for the Consultant Contracts

Sources of Funds: Sources will vary depending on the particular project assignment but may include, without limitation, City Capital Budget funds, City Tax Levy funds, State and Federal funds and other funding sources

Scope: NYCEDC will issue assignments to the Consultants on a task-by-task or project assignment basis. It is anticipated that each assignment will have its own distinct funding source(s). Projects undertaken by NYCEDC may include, but are not limited to, the following types of projects: waterfront properties: marinas, piers, bulkheads; public open spaces: parks, plazas, playgrounds; transportation: roadways, streetscape; infrastructure: utilities, sewers, water mains; demolition; buildings: renovations, new construction; technical studies; and any other project as directed by NYCEDC.

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

NYCEDC Project Code: 7372

Staff: Brian Larsen, Senior Vice President, Capital
Terri Bahr, Vice President, Capital
Alison Landry, Assistant Vice President, Capital
Michael Barone, Senior Counsel, Legal

Exhibit B

**LOWER CONCOURSE IMPROVEMENTS
Executive Committee Meeting
June 26, 2019**

Project: The Lower Concourse Improvements, which includes three sub-projects:

- the reconstruction of Exterior Street between East 138th Street and East 150th Street in the Bronx and other improvements in the vicinity of such reconstruction (the "Lower Concourse Infrastructure" project);
- the construction of a new public park located between East 144th and East 146th Street along the Harlem River in the Bronx (the "Lower Concourse Park" project); and
- a waterfront esplanade and an extension of Mill Pond Park located between Exterior Street and the Harlem River from the 145th Street Bridge/149th Street to 150th Street in the Bronx (the "Lower Concourse North" project).

Contractors:

- LiRo Engineers, Inc. ("LiRo Engineers")
- Stantec Consulting Services Inc. ("Stantec")

Agreements to be Approved:

- One or more amendments (the "LiRo Amendments") to NYCEDC's contract with LiRo Engineers (the "LiRo Contract") for construction management and related services for the Lower Concourse Infrastructure, to provide for additional services for the Lower Concourse Infrastructure and for the Lower Concourse Park and to provide for owner's representative services for Lower Concourse North
- A consulting contract with Stantec for engineering and design services for the Lower Concourse Park (the "Stantec Contract")
- Any needed Funding Source Agreements

Procurement Methods:

- LiRo Amendments: Amendments to a contract that was procured through a publicly advertised RFP using the competitive sealed proposals procurement method, including sole source amendments for Lower Concourse North work
- Stantec Contract: Publicly advertised RFP

Amounts to be Approved:

- Up to \$35,727,725 for the LiRo Amendments bringing the total authorized amount of the LiRo Contract to up to \$112,727,725. Current request includes:
 - Up to \$3,520,367 for the LiRo Amendments for Lower Concourse Infrastructure
 - Up to \$31,407,358 for the LiRo Amendments for Lower Concourse Park
 - Up to \$800,000 for the LiRo Amendments for Lower Concourse North
- Up to \$4,000,000 for the Stantec Contract, plus any unused funds authorized for the LiRo Contract that are not used for that contract

Source of Funds to NYCEDC: City Capital Budget funds

Scope: The Lower Concourse Infrastructure project includes upgrades to the existing street network and infrastructure by Exterior Street, primarily including the design and reconstruction of Exterior Street between East 138th Street and East 150th Street. In addition, this project will include new sanitary and new stormwater lines; gas main relocation; paving; sidewalks and curbs; lighting; signage; signals; pavements markings; and re-designed intersections at various locations on Exterior Street and neighboring streets. The project is in final design. NYCEDC proposes to amend the LiRo Contract to provide additional funds for construction and post-construction services to complete the Lower Concourse Infrastructure project.

The Lower Concourse Park project includes the design and construction of a new 2.3-acre public park between Exterior Street and the Harlem River near East 144th Street. The project includes site demolition, environmental remediation, shoreline improvements, a public esplanade, landscaping, fencing, railings, lighting, park amenities, utilities, and a comfort station. NYCEDC proposes to enter into the Stantec Contract for engineering, landscape architecture, design and related services for the park project. NYCEDC proposes to amend the LiRo Contract to provide for pre-construction, construction and post-construction services associated with the park project.

Lower Concourse North is a City-owned property that has been designated for the development of affordable housing. Through an agreement with HPD, the affordable housing developer will also design and construct a waterfront esplanade and an extension of Mill Pond Park, which is immediately adjacent to the Lower Concourse Infrastructure and Park site. NYCEDC proposes to amend the LiRo Contract to provide owner's representative services to monitor the design and construction of the waterfront esplanade and the Mill Pond Park extension.

Liro Engineers will procure subcontractors for the Project work in a manner permitted under the LiRo Contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. With NYCEDC's approval, subcontractors retained by Liro Engineers may subcontract certain work.

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

The Lower Concourse Improvements project was last presented to the Executive Committee on September 29, 2017.

NYCEDC Project Code: 6198

Staff: David Smucker, Project Director, Capital Program
Julia Melzer, Assistant Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Exhibit C

**WORKFORCE DEVELOPMENT PLANNING, 21st CENTURY JOBS: SMALL
PURCHASE CONTRACTS
Executive Committee Meeting
June 26, 2019**

Project: Research and development of recommendations regarding innovative ways that the City and its ecosystem of education and workforce development partners can advance workforce development strategies in NYC, emphasizing strategies to ensure that underrepresented populations benefit from job opportunities in the tech sector and other in-demand parts of the economy

Contractor: Each of the following consultants or affiliated entities (collectively, the "Consultants") will undertake a separate research project that it has proposed to NYCEDC:

- Research Foundation of The City University of New York ("CUNY")
- HR&A Advisors, Inc.
- Per Scholas, Inc.
- Pursuit Transformation Company Inc.
- New York Institute of Technology
- Urbane Development Group Ltd.
- Opportunities for a Better Tomorrow, Inc.

Agreements to be Approved:

- A separate small purchase contract with each of the Consultants listed above (collectively, the "Consultant Contracts")
- Any needed Funding Source Agreements

Procurement Method: Proposals to conduct research and deliver recommendations pursuant to a Request for Expressions of Interest

Amount to be Approved: Up to \$550,000 in the aggregate for the Consultants, with each Consultant Contract to be valued at between \$60,000 and \$90,000

Source of Funds to NYCEDC: NYCEDC programmatic budget funds.

Scope: NYCEDC proposes to enter into the Consultant Contracts to obtain assistance from Consultants with local expertise and experience in education and workforce development in order to gather insights on strategies that have proven effective and/or show promise in preparing local residents for in-demand careers in the tech sector and other in-demand parts of the economy. As part of their work, the Consultants will review and synthesize existing research and business practices; generate new primary research through focus groups, surveys, etc; and make program and policy recommendations to various end audiences (funders, employers, residents, other training providers).

As the key deliverable, each Consultant will be expected to deliver a report that proposes research-informed recommendations regarding at least one of the two

workstreams described below. The Consultant's key deliverables are set forth in the attachment to this item.

WORKSTREAM 1 – Academic campus hiring / degree programs: ensuring that higher education and continuing education programs are effectively training students from a variety of backgrounds for in-demand roles in the tech sector and other in-demand sectors. To be engaged in by CUNY.

WORKSTREAM 2 – Adult education / workforce development programs: providing foundational skills (English language instruction, Adult Basic Education, High School Equivalency preparation) as well as upskilling and training opportunities to accelerate career opportunities for adult jobseekers, which includes addressing key barriers this population may face to finding employment and/or the right level of employment. To be engaged in by all Consultants other than CUNY.

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

NYCEDC Project Code: 7826

Staff: Alia Conbeer, Senior Vice President, Strategy
Kelly Gu, Assistant Vice President, Strategy
Adam Lewis, Counsel, Legal

Attachment

| Consultant | Key deliverables |
|--|--|
| Research Foundation of The City University of New York | <ul style="list-style-type: none"> • Blueprint (co-developed with faculty) for integrating experiential learning programming into CUNY schools across the next few years |
| HR&A Advisors, Inc. | <ul style="list-style-type: none"> • Labor market (LMI) data analysis around tech jobs • Qualitative “funnel” analysis to understand how seamless the transitions are from earlier phases of training to later phases |
| Per Scholas, Inc. | <ul style="list-style-type: none"> • Blueprint for helping community-based organizations scale bridge programs |
| Pursuit Transformation Company Inc. | <ul style="list-style-type: none"> • Blueprint for new bridge/digital literacy programs delivered by libraries and their adjacent partners, that effectively market to and draw in underrepresented New Yorkers and connect into last-mile training programs • Recommendations around connecting to employment and retention / advancement |
| New York Institute of Technology | <ul style="list-style-type: none"> • Blueprint for providers and employers around lessons learned/best practices for training people with disabilities and finding them employment in tech |
| Urbane Development Group Ltd. | <ul style="list-style-type: none"> • Summarized insights around barriers to and opportunities for connection with jobs in the tech sector (real and perceived) for NYCHA residents |
| Opportunities for a Better Tomorrow, Inc. | <ul style="list-style-type: none"> • Identification of the skills mismatch between the local population in Sunset Park and local employers • Workforce programming recommendations for Sunset Park that leverage local assets |

Exhibit D

**NEW YORK STATE REGIONAL FOOD HUB
Executive Committee Meeting
June 26, 2019**

Project: The City will enter into a ground lease (the "Lease") of real property (the "Premises") in the Hunts Point Food Distribution Center in the Bronx to New York State Regional Food Hub LLC ("NYSRFH") for the development and operation of an approximately 70,000 square foot wholesale and retail food distribution center (the "Center"). The Center will be used to facilitate the expansion of farmers' markets and youth markets and to provide fresh and locally grown food and agricultural products to the City's underserved communities through NYSRFH's work with small and mid-sized regional farms. To facilitate the development of the Center, the City desires to undertake certain site preparation and foundation work ("Landlord's Work") at the Premises.

Contractors: NYSRFH and possibly Council on the Environment, Inc. ("GrowNYC"), the sole member of NYSRFH

Agreements to be Approved:

- The portion of the Lease pursuant to which NYCEDC, as lease administrator, will reimburse NYSRFH for performing Landlord's Work
- Funding agreement (the "Funding Agreement") between NYCEDC and NYSRFH and/or GrowNYC, as funding recipient, to fund a portion of the cost of the development of the Center
- Any needed Funding Source Agreements

Procurement Method: GrowNYC was sole sourced as the developer and operator of the Center under New York State Agriculture and Markets Law and the Lease and Funding Agreement will be entered into on a sole source basis

Amount to be Approved:

- Up to \$5,000,000 to be provided under the Lease to NYSRFH for Landlord's Work
- Up to \$7,000,000 to be provided under the Funding Agreement for the costs of developing the Center

Source of Funds to NYCEDC: City Capital Budget funds

Scope:

- The Landlord's Work under the Lease will include site lighting, preparation and clearing, excavation, paving, fencing, landscaping, site utilities and drainage, security barriers, utility connections and associated fees and insurance. NYSRFH will perform Landlord's Work in conjunction with the development of the Center in order to maximize construction efficiencies.

- The portion of the development costs of the Center which will be funded by the Funding Agreement includes structural, mechanical, electrical, plumbing and other hard construction costs.

Proposed Resolution: To authorize the President and any empowered officer to provide up to \$5,000,000 for the Landlord's Work pursuant to the Lease and to enter into the Funding Agreement and any needed Funding Source Agreements, all substantially as described herein

NYCEDC Project Code: 6775

Staff: Sean Freas, Senior Associate, Asset Management
Winthrop Hoyt, Senior Vice President, Asset Management
Priya Ananthanathan, Assistant Vice President, Funding Agreements
Caroline Nguyen, Counsel, Legal

Exhibit E

**APPRAISAL RETAINERS
Executive Committee Meeting
June 26, 2019**

Project: The retention of on-call real estate appraisal consultants with expertise in real estate valuation and appraisal services in connection with real estate sales, leasing, planning and development activities

Contractors: (collectively, the "Consultants")

- Cushman & Wakefield, Inc.
- Newmark Knight Frank Valuation & Advisory, LLC
- Goodman-Marks Associates, Inc.
- Avison Young-New York, LLC
- BBG, Inc. d/b/a BBG Valuation
- Max Rosin & Associates, Inc.
- Equity Valuation Associates Inc
- Weitzman Associates, LLC
- Aaron Valuation Inc.
- Joseph J. Blake & Associates, Inc.

Agreements to be Approved:

- A consultant contract, and possibly amendments to the contract, with each of the Consultants for Project services (the "Appraisal Contracts")
- Any Funding Source Agreements necessary to obtain funds for any tasks under the Appraisal Contracts, including, without limitation, such agreements with any third parties that intend to purchase, lease or develop NYCEDC-owned or City-owned real estate or their affiliates

Procurement Method: Publicly advertised RFP

Amount to be Approved: Up to \$2,500,000 for the Appraisal Contracts in the aggregate for the initial term and renewal periods

Source of Funds to NYCEDC: 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, Federal funds and funds of purchasers and lessees of NYCEDC-owned or City-owned real estates or their affiliates.

Scope: The Consultants shall provide commercial real estate appraisal, valuation, 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 commercial 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 commercial 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

NYCEDC Project Code: 7852

Staff: Eric Rivera, Associate, Real Estate Transaction Services
Warren Hagist, Assistant Vice President, Real Estate Transaction Services
Brian Ker, Assistant Vice President, Real Estate Transaction Services
Raymond Klein, Counsel, Legal

Exhibit F

**NEW STAPLETON WATERFRONT
INFRASTRUCTURE AND OPEN SPACE PROJECT:
PHASES 2 AND 3
Executive Committee Meeting
June 26, 2019**

Project: Phases 2 and 3 improvements to the waterfront at, and adjacent to, the former United States Navy Homeport site (the "Homeport"), and adjacent upland areas (together, the "Site") in Stapleton, Staten Island

Contractor: Ove Arup & Partners, P.C. ("Arup")

Agreements to be Approved:

- One or more amendments (the "Arup Amendment") to NYCEDC's engineering and design contract with Arup (the "Arup Contract") to provide for additional design and related consultant services for Phases 2 and 3
- Any needed Funding Source Agreements

Procurement Method: Sole source amendment to a contract that was competitively procured

Amount to be Approved: Up to an additional \$1,200,000 for the Arup Amendment plus any City Capital Budget funds authorized but not used for the CM Contract with LiRo Engineers, Inc. for Phases 2 and 3, bringing the total authorized amount for the Arup Contract to up to \$9,307,114, plus any unused FEMA and City Capital Budget funds authorized for the LiRo Engineers, Inc. CM Contract .

Source of Funds to NYCEDC: City Capital Budget funds

Scope: The City is redeveloping the approximately 35-acre decommissioned Homeport into a new mixed-use residential community. The project will create approximately 12 acres of new, public open space and include the design and construction for street realignment, streetscape improvements, new and relocated utilities, public waterfront open spaces and shoreline rehabilitation.

In order to adequately maintain the open space, the project will now include a new maintenance facility for City Parks to be located in Phase 2. The facility will include locker rooms, office space, enclosed garage storage, exterior yard storage and two public restrooms. A freestanding comfort station will also be provided in Phase 3, in the vicinity of the active recreation zones. The Arup Amendment includes design services for these two buildings, which were not included in the original project scope and budget for open space and infrastructure. As part of the Arup Amendment, the design team will provide additional survey and geotechnical services, schematic, preliminary and final design documents, and obtain all required agency and permit approvals for the design and construction of the facilities.

Proposed Resolution: To authorize the President and any empowered officer to

enter into the Arup Amendment and any needed Funding Source Agreements, substantially as described herein

The New Stapleton Waterfront Open Space and Infrastructure Project was last presented to the Executive Committee on September 29, 2017.

NYCEDC Project Code: 5953

Staff: Julia Melzer, Assistant Vice President, Capital Program
Jennifer Cass, Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Exhibit G

**REPLACEMENT OF ANCHORAGE CHANNEL TAP WATER SIPHONS
Executive Committee Meeting
June 26, 2019**

Project: Replacement of the siphons that served as the back-up water supply for Staten Island located in that portion of New York Harbor (the "Harbor") between Brooklyn and Staten Island known as the Anchorage Channel

Contractor: Tully Construction Co., Inc. and OHL S.A. pursuant to a joint venture between them known as Tully/OHL Joint Venture ("Tully/OHL")

Agreements to be Approved:

- An amendment (the "Amendment") to the Tully/OHL contract (the "JV Contract") for Project engineering, design, construction and related services
- Any needed Funding Source Agreements

Procurement Method: A sole source amendment to a contract that was procured through a publicly advertised Invitation for Bids

Amount to be Approved: \$9,500,000 of new funds for the JV Contract

Source of Funds to NYCEDC: Port Authority funds and Capital Budget funds made available by City DEP

Scope: Through the Amendment, NYCEDC proposes to amend the JV Contract to provide for additional construction services required for the Project.

The Anchorage Channel is an integral part of New York City's water transportation infrastructure. The Channel needed to be deepened from its 45-foot depth to a 50-foot depth in order to accommodate the new generation of cargo mega-ships. In order for this to take place, two water siphons (Siphon #1 and Siphon #2) that were owned, operated and maintained by City DEP had to be removed. As the siphons were critical to ensuring a backup tap water supply to Staten Island they needed to be replaced, which was done by the construction of a new, deeper water siphon.

After completing design of the new deeper siphon, NYCEDC initiated construction of the Project in early 2011, which included a two-mile long tunnel between Brooklyn and Staten Island, within which a new 72" steel water main (the new siphon) was installed and completed in 2015. A significant upland piping work to connect the new siphon to existing water distribution systems in both Staten Island and Brooklyn was also installed and completed in 2017. The remaining scope of work primarily is finishing the chlorination station which chlorinates the water before it is pumped into the water distribution system.

During the course of construction, Tully/OHL JV submitted several claims to NYCEDC seeking additional payment for increased construction costs and/or delays as well as

unforeseen construction conditions. These costs are primarily due to Superstorm Sandy and unforeseen subsurface conditions.

NYCEDC and Tully/OHL negotiated and agreed that NYCEDC should pay Tully/OHL \$13,500,000 for the outstanding claims. \$4,000,000 of this amount is already authorized for the JV Contract, resulting in the need to authorize only an additional \$9,500,000 for the Amendment.

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

The Replacement of Anchorage Channel Tap Water Siphons project was last presented to the Executive Committee on May 10, 2017.

NYCEDC Project Code: 2256

Staff: Sakiru Okeowo, Project Director, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Jill Braverman, Assistant General Counsel, Legal

Exhibit H

**SEWARD PARK PROJECT: NEW ESSEX MARKET OWNER'S REPRESENTATIVE
Executive Committee Meeting
June 26, 2019**

Project: Relocation of the existing Essex Street Market to the new Essex Market (the "New Market") as part of the Seward Park Mixed Use Development Project which was financed and constructed by Delancey Street Associates LLC (the "Developer")

Contractor: Zubatkin Owner Representation, LLC ("Zubatkin")

Matters to be Approved:

- Amending the source of funds to pay Zubatkin under the consultant contract with Zubatkin for owner's representative services related to the Project, including management and administrative services (the "Contract")
- Amendment to the pre-development agreement with the Developer for the design and construction of the New Market, to reduce the amount to be provided by the Developer for the Contract

Amount to be Approved: The authorized amount of the Contract will remain up to \$1,500,000

Sources of Funds to NYCEDC for the Contract:

- Up to a total of \$650,000 of NYCEDC programmatic budget funds, which is increased from up to \$400,000
- Up to \$850,000 of funds made available by the Developer, which is decreased from \$1,100,000

Scope: Under the Contract, Zubatkin has acted as NYCEDC's on-site representative in connection with the design and construction of the New Market and has reviewed the drawings, plans, design recommendations and building systems proposed by the Developer and its subconsultants for the New Market (including, but not limited to, the core and shell, base building systems and final fit out) and provided advice on the mechanical systems delivery, maintenance and operations aspects of the New Market. Zubatkin also provided additional related services including, but not limited to, design and construction coordination, monitoring and administration.

Proposed Resolution: To authorize (i) the President and any empowered officer to enter into the proposed amendment to the pre-development agreement with the Developer to decrease the amount of funds to be made available by the Developer to be up to \$850,000 and (ii) NYCEDC to provide up to \$650,000 of NYCEDC programmatic budget funds for the Contract, substantially as described herein.

The Seward Park Project was last presented to the Executive Committee on December 13, 2017.

NYCEDC Project Code: 1014

Staff: Gaudy Santos, Senior Project Manager, Asset Management Operations
Jose Figueroa, Vice President, Asset Management Operations
Raymond Klein, Counsel, Legal

Exhibit I

**CYBER NYC
Executive Committee Meeting
June 26, 2019**

Project: The Cyber NYC initiative is to bolster the cybersecurity ecosystem in the City. As part of the Initiative, the Executive Committee previously approved a contract with The City University of New York ("CUNY") for Applied Learning Initiative services, a suite of experience-based and industry-informed educational programs. CUNY planned to develop the Applied Learning Initiative programs in conjunction with, among others, New York University ("NYU"), which was initially to be a subcontractor to CUNY. NYU will now directly contract with NYCEDC for a portion of the Applied Learning Initiative work instead of subcontracting with CUNY to undertake such work.

Contractor: NYU

Agreements to be Approved: Contract with NYU (the "Contract") to develop, implement and oversee the Stackable Credentials Program (the "Program"), part of the Applied Learning Initiative

Procurement Method: Sole source. CUNY was selected pursuant to a publicly advertised RFP, with NYU to provide Program services as its subcontractor. In order to streamline project oversight, and at the request of CUNY and with the approval of NYU, NYU will no longer be a subcontractor of CUNY and rather will be awarded a standalone contract to operate the Program.

Amount to be Approved: Up to \$3,375,000.

Source of Funds: NYCEDC's programmatic budget

Scope: NYU is to develop, implement and oversee the Program. The Program will provide life-long learning and stackable credentialing through one-month, self-paced online modules on industry-focused cybersecurity topics. An innovative approach to education, micro-credentialing will enable students to take tailored coursework throughout their lives according to the industry's evolving needs. The Program is intended to operate in various New York City universities such as CUNY, NYU, Columbia and Cornell Tech and develop credit-sharing agreements.

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

The CyberNYC Initiative was last presented to the Executive Committee on September 28, 2018.

NYCEDC Project Code: 7102

Staff: Wilson Lin, Vice President, Initiatives
Liat Krawczyk, Assistant Vice President, Initiatives
Caroline Nguyen, Counsel, Legal
Busayo Olupona, Counsel, Legal

Exhibit J

**GREENYC CREATIVE SERVICES
Executive Committee Meeting
June 26, 2019**

Project: Provision of marketing and creative services and development and execution of an integrated marketing plan to assist the Mayor's Office of Sustainability to promote the GreenNYC brand and program

Contractor: Purpose Campaigns LLC ("Purpose Campaigns")

Agreements to be Approved:

- An amendment (the "Amendment") to the consultant contract with Purpose Campaigns for Project services to provide for such services for FY20
- Any needed Funding Source Agreements

Procurement Method: An amendment to a contract procured pursuant to a publicly advertised RFP for three years of Project services but for which the Executive Committee previously only approved funds for the first year of services

Amount to be Approved: Up to \$655,000 for the Amendment

Source of Funds to NYCEDC: City Tax Levy funds

Scope: Provide Project services for FY20, which will include an updated GreenNYC integrated marketing strategy and program that will focus on digital communications and include out-of-home advertising, earned media (promotional efforts not involving paid advertising), influencer engagement, and event planning

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

GREENYC Creative Services was last presented to the Executive Committee on September 28, 2018.

NYCEDC Project Code: 7299

Staff: Marjan Mehrkhasht, Chief of Staff, Contracts
Caroline Nguyen, Counsel, Legal

FUNDING AGREEMENTS
Executive Committee Meeting
June 26, 2019

Proposed Resolution: To authorize the President and any empowered officer to enter into funding agreements that have been procured on a sole source basis, substantially as described herein, and any agreements necessary to obtain funds for said agreements

| Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor) | Project Site Address(es), Borough | Source of New NYCEDC Funds | Amount Under New Agreement/ Amendment | Application of Funds |
|---|---|--|---------------------------------------|--|
| (1) The Flux Factory, Inc., a not-for-profit corporation – Funding Agreement | 39-31 29 th Street, Long Island City, NY 11101 | Queens Borough President, City Council, and Department of Cultural Affairs | Up to \$4,000,000 | To fund a portion of the cost of the acquisition of Flux Factory's property, which is currently rented from a private owner. |

| | | | | |
|--|-----------------|---|--------------------------|--|
| <p>(2) New York City Housing Development Corp d/b/a NYC HDC Corp ("HDC"), a not-for-profit corporation – Funding Agreement</p> | <p>Citywide</p> | <p>NYCEDC programmatic budget funds</p> | <p>Up to \$1,045,000</p> | <p>To provide funds for HDC to engage a consultant to help establish a compliance department at NYCHA and to assist NYCHA with building operational capacity and implementation monitoring.</p> <p>The funding agreement was previously approved by the Executive Committee on May 9, 2018, for up to \$670,000 for helping establish the compliance department. Since that time, an additional amount of \$375,000 was allocated for this consultant for expanded uses.</p> |
|--|-----------------|---|--------------------------|--|

NYCEDC Project Code: (1) 7718, (2) 7477

NYCEDC Staff: (1) Mason Hess, Senior Project Manager; (2) Jessica C. Ingles, Senior Project Manager

Description of Contractors

- (1) **The Flux Factory, Inc.** seeks to support and promote emerging artists through residencies, exhibitions, and collaborative opportunities; build sustainable artist networks; and help retain creative forces in New York City.
- (2) **New York City Housing Development Corp** seeks to increase the supply of multi-family housing, stimulate economic growth and revitalize neighborhoods by financing the creation and preservation of affordable housing for low-, moderate-, and middle-income New Yorkers.

Exhibit L

**MADE IN NEW YORK CAMPUS BUILDINGS A & C
Executive Committee Meeting
June 26, 2019**

Project: To upgrade and rehabilitate industrial space in the Made in New York Campus Buildings A & C at Bush Terminal in Sunset Park, Brooklyn in order to create an approximately 200,000 square foot garment manufacturing hub

Contractor: nARCHITECTS PLLC ("nARCHITECTS")

Agreements to be Approved:

- An amendment (the "Amendment") to the previously authorized contract with nARCHITECTS (the "Contract") for architectural and engineering services ("Services") related to the Project, primarily to provide additional funds to cover the cost of additional architectural and engineering work
- Any needed Funding Source Agreements

Procurement Method: An amendment to a contract with nARCHITECTS which was chosen using a procurement based on the CM method of procurement in NYCEDC's contracts with the City

Amount to be Approved: Up to an additional \$1,000,000, making the total authorized amount of the Contract up to \$5,963,188

Source of Funds to NYCEDC: City Capital Budget funds

Scope: Provide the Services for the Project, which shall include, without limitation, Services related to structural, mechanical, electrical, plumbing, life-safety, flood protection, wayfinding, and finish upgrades and rehabilitation

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

The Made in New York Campus Buildings A & C project was last presented to the Executive Committee on September 28, 2018

NYCEDC Project Code: 7199

Staff: Phillip Grant, Senior Vice President, Asset Management
Krystin Hence, Assistant Vice President, Asset Management
Raymond Klein, Counsel, Legal

Exhibit M

**MADE IN NEW YORK CAMPUS SITE WORK
Executive Committee Meeting
June 26, 2019**

Project: Design and engineering services (the "Services") for utilities and site work at the Made in New York Campus at Bush Terminal in Sunset Park, Brooklyn

Contractor: Dewberry Engineers Inc. ("Dewberry")

Agreement to be Approved:

- An amendment (the "Amendment") to the previously authorized contract with Dewberry (the "Contract") for Project Services, primarily to provide additional funds to cover the cost of additional Project work
- Any needed Funding Source Agreements

Procurement Method: An amendment to a contract with Dewberry which was chosen pursuant to a procurement based on the CM method of procurement in NYCEDC's contracts with the City

Amount to be Approved: Up to an additional \$1,000,000, making the total authorized amount of the Contract up to \$4,064,525

Source of Funds to NYCEDC: City Capital Budget funds

Scope: Provide additional services for utilities and site work at the Made in New York Campus, primarily with regard to electrical, gas and data services, plumbing, streetscape and landscape

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

The Made in New York Campus project was last presented to the Executive Committee on September 28, 2018.

NYCEDC Project Code: 7198

Staff: Phillip Grant, Senior Vice President, Asset Management
Krystin Hence, Assistant Vice President, Asset Management
Raymond Klein, Counsel, Legal

Exhibit N

**HUNTS POINT SITE D REMEDIATION
Executive Committee Meeting
June 26, 2019**

Project: Remediation work at Hunts Point Site D, located in the Bronx, which is part of a former Con Edison manufactured gas plant that operated through the early 1960's

Contractor: Gallagher Bassett Services, Inc. ("Gallagher Bassett"). At the time of the previous Executive Committee authorization of a contract (the "Contract") for CM and other related services for the Project, it was anticipated that the Contract would be with WCD Group, a Gallagher Bassett company, but it was determined that the Contract should be with Gallagher Bassett itself.

Agreements to be Approved:

- An amendment (the "Amendment") to the Contract, primarily to provide additional funds to cover the cost of construction and related CM and other work
- Any needed Funding Source Agreements

Procurement Method: Sole source amendment to the Contract that was procured through a publicly advertised RFP. Gallagher Bassett will continue to act as a CM and procure subcontractors for the Project work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. Subcontractors retained by Gallagher Bassett, may, in turn, subcontract certain work.

Amount to be Approved: Up to \$39,000,000 for the Amendment, bringing the total authorized amount of the Contract to up to \$41,000,000.

Source of Funds to NYCEDC: NYCEDC programmatic budget funds, which shall be reimbursed in full by Con Edison

Scope: Gallagher Bassett and its subcontractors will perform services to support the remediation of coal tar, purifier waste and other associated contaminants at Hunts Point Site D, which was contaminated during the operation of the former manufactured gas plant in the early 1960's.

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

The Hunts Point Site D Remediation project was last presented to the Executive Committee on December 19, 2018.

NYCEDC Project Code: 3798

Staff: Prince Flanigan, Senior Project Manager, Asset Management
Phillip Grant, Senior Vice President, Asset Management
Tracey Bell, Vice President, Planning
Raymond Klein, Counsel, Legal

Exhibit O

**TWO OLLIS CLASS COMPATIBLE FLEX BARGES
Executive Committee Meeting
June 26, 2019**

Project: Construction of two Ollis-Class compatible flex barges which will be used for docking, primarily in emergencies

Contractor: M & N Engineering, P.C. ("M&N")

Agreement to be Approved: A sole source amendment (the "M&N Amendment") to the previously authorized contract with M&N ("M&N Contract") for design engineering services related to the Project

Procurement Method: A sole source amendment to a contract that was competitively procured through a publicly advertised RFP

Amount to be Approved: Up to \$91,000 for the M&N Amendment, bringing the total authorized amount of the M&N Contract to up to \$1,303,700

Source of Funds to NYCEDC: City Capital Budget funds and Federal funds

Scope: M&N is providing design engineering services to facilitate the construction of two Ollis-Class compatible flex barges, including spuds, gangways and other necessary appurtenances. The M&N Amendment is primarily needed in order to undertake additional design engineering services to evaluate berthing scenarios for different types of vessels.

Proposed Resolution: To authorize the President and any empowered officer to enter into the M&N Amendment substantially as described herein

The Two Ollis Class Compatible Flex Barges project was last presented to the Executive Committee on February 6, 2018.

NYCEDC Project Code: 7159

Staff: Prince Flanigan, Senior Project Manager, Asset Management
Phillip Grant, Senior Vice President, Asset Management
Michael Barone, Senior Counsel, Legal

Exhibit P

**CITYWIDE REHABILITATION/IMPROVEMENTS
Executive Committee Meeting
June 26, 2019**

Project: Work related to waterfront and other facilities at various locations in the City

Contractors:

- Hunter Roberts
- Skanska
- Gilbane
- McKissack
- Armand
- LiRo

Agreements to be Approved for Project Work:

- One or more amendments (the "2017 Hunter Roberts Amendments") to NYCEDC's 2017 FM/CM Contract with Hunter Roberts to provide for Project services
- One or more amendments (the "2012 Hunter Roberts Amendments") to NYCEDC's 2012 FM/CM Contract with Hunter Roberts to provide for Project Services
- One or more amendments (the "Skanska Amendments") to NYCEDC's 2017 CM Contract with Skanska to provide for Project Services
- One or more amendments (the "Gilbane Amendments") to NYCEDC's CM Contract with Gilbane to provide for Project Services
- One or more amendments (the "McKissack Amendments") to NYCEDC's CM Contract with McKissack to provide for Project Services.
- One or more amendments (the "Armand Amendments") to NYCEDC's CM Contract with Armand to provide for Project Services
- One or more amendments (the "LiRo Amendments") to NYCEDC's FM/CM Contract with LiRo to provide for Project Services
- Any needed Funding Source Agreements

Procurement Method: Sole source amendments to contracts with the Contractors that were competitively procured. Each Contractor is acting as a CM and procuring subcontractors for the Project work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. Subcontractors retained by the Contractors may, in turn, subcontract certain work.

Amounts to be Approved:

- Up to \$9,750,000 for the 2017 Hunter Roberts Amendments
- Up to \$600,000 for the 2012 Hunter Roberts Amendments
- Up to \$9,200,000 for the Skanska Amendments
- Up to \$41,917,484 for the Gilbane Amendments

- Up to \$7,135,000 for the McKissack Amendments
- Up to \$7,482,080 for the Armand Amendments
- Up to \$2,163,032 for the LiRo Amendments

Source of Funds to NYCEDC: City Capital Budget funds and NYCEDC programmatic budget funds. Other funding sources may be identified and used for Project work.

Scope: NYCEDC proposes that the Contractors undertake substantially the Project work listed in Attachment A.

Proposed Resolution: To authorize the President and any empowered officer to enter into the 2017 Hunter Roberts Amendments, 2012 Hunter Roberts Amendments, Skanska Amendments, Gilbane Amendments, McKissack Amendments, Armand Amendments, and LiRo Amendments and any needed Funding Source Agreements, substantially as described herein

Staff: Phillip Grant, Senior Vice President, Asset Management
Vedesh Persaud, Vice President, Asset Management
Krystin Hence, Assistant Vice President, Asset Management
Prince Flanigan, Senior Project Manager, Asset Management
Angelica Zhang, Senior Project Manager, Asset Management
Isabel Meisner, Senior Project Manager, Asset Management
Joseph Palazzola, Assistant Vice President, Asset Management
Leonard Greco, Senior Vice President, Capital Program
Jennifer Cass, Vice President, Capital Program
Gale Rothstein, Vice President, Capital Program
David Smucker, Project Director, Capital Program
Steven Nelson, Project Manager, Capital Program
Michael Barone, Senior Counsel, Legal

Attachment A

| Contractor | Work Site | Borough | Project Work | Estimated Maximum Cost | Project Code |
|------------|---------------------------------------|---------------|---|-----------------------------------|--------------|
| Armand | Harlem | Manhattan | Design, construction and other related work regarding the installation of the 'Tito Puente' monument | \$500,000 (capital budget) | 7791 |
| Armand | Harlem | Manhattan | Design, construction and other related work regarding the installation of the 'Beyond Sims' monument | \$1,000,000 (capital budget) | 7791 |
| Armand | Staten Island Ferry Terminal | Staten Island | Design to update existing drawings, facilitate permitting, construction and other related work to complete an ongoing project. The project consists of the installation of an information center at the Staten Island Ferry Terminal. | \$300,000 (programmatic budget) | 6139 |
| Armand | Brooklyn Army Terminal Annex Building | Brooklyn | Design to update surveying and existing drawings, construction and other related work to support facade improvements to the Brooklyn Army Terminal Annex Building | \$500,000 (programmatic budget) | TBD |
| Armand | Brooklyn Army Terminal Building B | Brooklyn | Design to update existing inspection reports and existing drawings, construction and other related work for structural repairs to the trusses at Brooklyn Army Terminal Building B | \$500,000 (programmatic budget) | TBD |
| Armand | Brooklyn Army Terminal Building B | Brooklyn | Construction and other related work to complete an ongoing project. The project consists of the installation of ADA compliant automatic door openers at Brooklyn Army Terminal Building B. | \$95,400 (programmatic budget) | 6452 |
| Armand | Brooklyn Army Terminal Building B | Brooklyn | Work to closeout an existing project. The work consists of improvements to the lobby restroom at Brooklyn Army Terminal Building B | \$30,000 (programmatic budget) | 7201 |
| Armand | Moore Street Market | Brooklyn | Upgrades to existing drawings, construction and other related work for the installation of skylights in addition to roofing and window upgrades. | \$2,000,000 (programmatic budget) | TBD |
| Armand | Brooklyn Army Terminal Annex Building | Brooklyn | Construction and other related work to complete an ongoing project. The project consists of tenant | \$556,680 (programmatic budget) | 7201 |

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|---------------------|-------------------------------|---------------|---|-----------------------------------|------|
| Armand | East NY Industrial Building | Brooklyn | fit-out work which includes gas service and sprinkler installation. Updates to existing design drawings, construction and other related work for parking lot upgrades and a roof replacement at the site | \$2,000,000 (programmatic budget) | 6687 |
| | | | Total Armand Amendments | \$7,482,080 | |
| Skanska | Manhattan Cruise Terminal | Manhattan | Design to develop hydrographic surveys, facilitate permitting, construction and other related work to support dredging of the Manhattan Cruise Terminal | \$5,200,000 (programmatic budget) | 2369 |
| Skanska | Brooklyn Army Terminal Pier 4 | Brooklyn | Design, construction and other related work for the rehabilitation of a ferry landing at Brooklyn Army Terminal Pier 4 | \$4,000,000 (capital budget) | TBD |
| | | | Total Skanska Amendments | \$9,200,000 | |
| Gilbane | College Point | Queens | Construction work to support the extension of 132 nd Street in College Point and wetland mitigation at Flushing Airport | \$25,500,000 (capital budget) | 3023 |
| Gilbane | Charleston Library | Staten Island | Construction work to support the ground-up construction of the Charleston Library | \$14,917,484 (capital budget) | TBD |
| Gilbane | Bush Terminal Unit C | Brooklyn | Design, construction and other related work for the repair and replacement of windows. | \$1,500,000 (programmatic budget) | TBD |
| | | | Total Gilbane Amendments | \$41,917,484 | |
| 2012 Hunter Roberts | La Marqueta - La Placita | Manhattan | Design, construction and other related work to complete an ongoing project to create an event space at La Marqueta Plaza (Lot 5) | \$600,000 (programmatic budget) | 6725 |
| | | | Total 2012 Hunter Roberts Amendments | \$600,000 | |
| 2017 Hunter Roberts | Staten Island 9/11 Memorial | Staten Island | Construction and other related work to support the rehabilitation of the 9/11 Memorial in Staten Island | \$650,000 (programmatic budget) | 7851 |

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|---------------------|--|---------------|---|-----------------------------------|------|
| 2017 Hunter Roberts | Brooklyn Army Terminal Building A | Brooklyn | Construction and other related work to support the installation of a new roof at Brooklyn Army Terminal Building A | \$400,000 (programmatic budget) | TBD |
| 2017 Hunter Roberts | Brooklyn Army Terminal Siterwide | Brooklyn | Construction and other related work to support siterwide paving improvements at the Brooklyn Army Terminal | \$330,000 (programmatic budget) | TBD |
| 2017 Hunter Roberts | South Brooklyn Marine Terminal | Brooklyn | Construction and other related work to support life safety upgrades at the South Brooklyn Marine Terminal | \$375,000 (programmatic budget) | 7203 |
| 2017 Hunter Roberts | Manhattan Cruise Terminal | Manhattan | Services for a study to determine the feasibility of rehabilitating the Manhattan Cruise Terminal | \$1,600,000 (programmatic budget) | 7987 |
| 2017 Hunter Roberts | Brooklyn Army Terminal Siterwide | Brooklyn | Design to update existing drawings, construction and other related work for plumbing and life safety system upgrades | \$1,725,000 (programmatic budget) | TBD |
| 2017 Hunter Roberts | Brooklyn Army Terminal Annex Building | Brooklyn | Design to update existing drawings, construction and other related work for the installation of a new service elevator at the Brooklyn Army Terminal Annex Building | \$850,000 (programmatic budget) | 7664 |
| 2017 Hunter Roberts | Brooklyn Army Terminal Annex Building | Brooklyn | Design and construction to complete an ongoing project. The project consists of the installation of a new loading dock at the Brooklyn Army Terminal Annex Building | \$720,000 (programmatic budget) | 7668 |
| 2017 Hunter Roberts | BioBAT Space at Brooklyn Army Terminal | Brooklyn | Construction to complete an ongoing project. The work will support the installation of a new roof at the BioBAT portion of Building A. | \$450,000 (programmatic budget) | 7668 |
| 2017 Hunter Roberts | Staten Island Yankee Stadium | Staten Island | Construction work to support the replacement of existing seating at the site | \$1,500,000 (programmatic budget) | TBD |
| 2017 Hunter Roberts | Bush Terminal Siterwide | Brooklyn | Develop a repair prioritization plan, construction and other related work to repair sinkholes at Bush Terminal | \$1,000,000 (programmatic budget) | TBD |

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|---------------------|-------------------------|---------------|--|-----------------------------------|------|
| 2017 Hunter Roberts | Bush Terminal Sitewide | Brooklyn | Design, construction and other related work to support the installation of a new guard booth and relevant utilities at Bush Terminal | \$150,000 (programmatic budget) | TBD |
| | | | Total 2017 Hunter Roberts Amendments | \$9,750,000 | |
| McKissack | La Marqueta | Manhattan | Services for design and construction of the redevelopment of Lots 1, 2, 6 and 7 at La Marqueta | \$2,500,000 (capital budget) | 8047 |
| McKissack | Hunts Point Meat Market | Bronx | Design, construction and other related work to support paving, water heater and toll booth work at the Hunts Point Meat Market | \$1,635,000 (capital budget) | 7117 |
| McKissack | 600 Food Center Drive | Bronx | General rehabilitation of existing office space at 600 Food Center Drive | \$3,000,000 (programmatic budget) | TBD |
| | | | Total McKissack Amendments | \$7,135,000 | |
| LiRo | St. George Theater | Staten Island | Construction work to support the rehabilitation of the St. Georges Theater. | \$2,163,032 (capital budget) | 6415 |
| | | | Total LiRo Amendments | \$2,163,032 | |

Exhibit Q

AMENDED AND RESTATED ANNUAL CITY CONTRACTS Executive Committee Meeting June 26, 2019

Project: The amendment and restatement of two annual contracts between the City and NYCEDC for the continuation of services by NYCEDC to the City during the fiscal year beginning July 1, 2019 ("Fiscal Year 2020"), which contracts may be extended by up to an additional year and will be substantially similar to the current annual contracts but will contain a budget for the fiscal year and such other changes as are approved by the President or another empowered officer

Parties to Contracts: The City and NYCEDC

Agreements to be Approved:

- Amended and Restated Contract (the "Master Contract"), amending and restating the Amended and Restated Contract dated as of June 30, 2018, as amended, between the City and NYCEDC pursuant to which NYCEDC will provide services to the City
- Amended and Restated Maritime Contract (the "Maritime Contract"), amending and restating the Amended and Restated Maritime Contract dated as of June 30, 2018, as amended, between the City and NYCEDC pursuant to which NYCEDC will provide services to the City
- Possible amendments to the Master and Maritime Contracts during Fiscal Year 2020 to change the budget of the Master and/or Maritime Contract and provide for such other changes as may be approved by the President or another empowered officer

Amounts to be Paid to NYCEDC Under the Master and Maritime Contracts: The amounts to be included in the budgets of the Master and Maritime Contracts will not be finally determined until after an examination of the adopted City budget for Fiscal Year 2020. The current draft of the budget of the Master Contract is for approximately \$1 billion. The current draft of the budget of the Maritime Contract is for approximately \$300 million. Under the Master and Maritime Contracts NYCEDC may also receive funds not included in the budgets, e.g., for reimbursable expenses. Funds may be added to or removed from the Contracts during Fiscal Year 2020.

Scope:

- Master Contract - NYCEDC, among other activities, will act as the City's representative in connection with various projects, financial programs and initiatives; undertake activities to eliminate deteriorated conditions; negotiate leases and sales of City-owned properties; provide services to IDA, Build NYC Resource Corporation, NYC Neighborhood Capital Corp. and the Trust for Cultural Resources; and perform various other financial services and other services relating to economic development, including projects related to recovery from Superstorm Sandy and resiliency efforts.

- Maritime Contract - NYCEDC, among other activities, will manage, negotiate leases for, rehabilitate, market and develop various maritime, market, rail, intermodal and aviation facilities and undertake related services including undertaking services related to the NYCFerry system.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Master Contract and the Maritime Contract, substantially as described herein, and thereafter amendments to those Contracts during Fiscal Year 2020 in the event that the City proposes to change the funds for those Contracts during Fiscal Year 2020 and/or the President or another empowered officer approves changes to terms of the Contracts and such changes requires amendment(s)

Staff: Mark Silversmith, Special Counsel, Legal

Exhibit R

**ANNUAL CONTRACT WITH
NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY
Executive Committee Meeting
June 26, 2019**

Project: NYCEDC providing administrative services during Fiscal Year 2020 to IDA

Agreement to be Approved: An annual contract whereby IDA will hire NYCEDC to provide IDA with administrative services for Fiscal Year 2020 (the "Contract")

Amount to be Approved: A fee of not less than \$4,400,000 will be payable to NYCEDC. In addition, IDA will pay NYCEDC an additional contract fee if IDA closes more than 16 projects in Fiscal Year 2020. The additional contract fee will equal \$135,000 for each project closing beyond the sixteenth IDA closing in Fiscal Year 2020.

Scope: The internal staffing of IDA, including but not limited to project manager and in-house legal and accounting services, has been provided since 1984 by NYCEDC or NYCEDC's predecessor organizations pursuant to an annual contract. It is proposed that a contract for such services be entered into for Fiscal Year 2020.

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

An annual contract with IDA was last presented to the Executive Committee on June 27, 2018.

Staff: Krishna Omolade, Vice President, Strategic Investments Group
Izzy Cohn, Counsel, Legal

Exhibit S

**ANNUAL CONTRACT WITH
BUILD NYC RESOURCE CORPORATION
Executive Committee Meeting
June 26, 2019**

Project: NYCEDC providing administrative services during Fiscal Year 2020 to Build NYC Resource Corporation ("Build NYC")

Agreement to be Approved: An annual contract whereby Build NYC will hire NYCEDC to provide Build NYC with administrative services for Fiscal Year 2020 (the "Contract")

Amount to be Approved: A fee of not less than \$2,200,000 will be payable to NYCEDC. In addition, Build NYC will pay NYCEDC an additional contract fee if Build NYC closes more than 23 projects in Fiscal Year 2020. The additional contract fee will equal \$105,000 for each project closing beyond the twenty-third Build NYC closing in Fiscal Year 2020.

Scope: The internal staffing of Build NYC, including but not limited to project manager and in-house legal and accounting services, has been provided by NYCEDC or NYCEDC's predecessor pursuant to an annual contract for several years. It is proposed that a contract for such services be entered into for Fiscal Year 2020.

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

An annual contract with Build NYC was last presented to the Executive Committee on June 27, 2018.

Staff: Krishna Omolade, Vice President, Strategic Investments Group
Izzy Cohn, Counsel, Legal

Exhibit T

**AREA MAINTENANCE PROGRAM SERVICES
Executive Committee Meeting
June 26, 2019**

Project: Provision of Area Maintenance Program services primarily for Fiscal Year 2020 for Industrial Business Zones, NYCEDC's Maritime Contract properties and other properties throughout the City

Contractors:

- The Doe Fund, Inc. ("Doe Fund")
- Various other contractors for service and supply contracts, and other contracts and expenditures for supplies, equipment and machinery

Agreements and Purchases to be Approved:

- One or more amendments (the "Doe Fund Amendment") to NYCEDC's contract with Doe Fund (the "Doe Fund Contract") for labor and supervision for general maintenance services and social services to its staff (the "General Maintenance Services"), primarily for Fiscal Year 2020 (which will include services under an option period under the contract)
- Contracts and purchases for paint, pressure washing chemicals, supplies, parts, equipment, machinery, waste containers, repair services, transportation, landscaping and possibly other services, as needed, with contractors and vendors to be determined for Fiscal Year 2020, and possibly using existing approved retainer contracts and amendments thereto for such matters (together, the "Vendor Contracts and Purchases")
- Any needed Funding Source Agreements

Procurement Methods:

- The Doe Fund Contract was competitively procured
- Other NYCEDC service and supply contracts, and other contracts and expenditures for supplies, equipment and machinery, under the Area Maintenance Program, in almost all cases will be procured using the small purchase procurement method.
- In addition, funds authorized for the Area Maintenance Program may be used for goods and services under existing approved retainer contracts and sole source amendments to such contracts.

Amount to be Approved: Up to \$12,034,812 as follows:

- Up to \$10,519,203 for the Doe Fund Amendment
- Up to \$1,515,609 for Vendor Contracts and Purchases

Sources of Funds to NYCEDC:

Doe Fund Amendment

- Up to \$650,000 of funding derived from former UDAG loans for Citywide Area Maintenance work crew services
- Up to \$618,000 of NYCEDC programmatic budget funds for Graffiti Free NYC
- Up to \$2,000,000 of City Tax Levy funds for Graffiti Free NYC

- Up to \$241,683, of NYCEDC programmatic budget funds for CleanNYC
- Up to \$1,100,000 of City Tax Levy funds for CleanNYC
- Up to \$49,127 from the College Point Corporate Park Improvement Fund (the "CP Fund") for services related to the College Point Corporate Park (the "Park")
- Approximately \$5,860,393 of NYCEDC programmatic budget funds for general maintenance

Vendor Contracts and Purchases

- Up to \$827,586 of NYCEDC programmatic budget funds for Vendor Contracts and Purchases for Graffiti Free NYC
- Up to \$519,449 of NYCEDC programmatic budget funds for Vendor Contracts and Purchases for CleanNYC
- Up to \$109,188 of funding derived from former UDAG loans for other costs of Vendor Contracts and Purchases
- Up to \$59,386 from the CP Fund for expenses related to the Park under Vendors Contracts and Purchases

Any Area Maintenance Program Expenditures

- Potentially, City Council and Borough Presidents and other sources for any of the expenditures

Scope: The Area Maintenance Program offers services Citywide of a type typically provided by an industrial park manager's crew. General activities include, without limitation:

- clearing and fencing of vacant lots,
- street and sidewalk cleaning,
- bollard and other barrier installation,
- graffiti removal services (Graffiti Free NYC),
- pressure washing highly trafficked sidewalks in the City's commercial corridors (CleanNYC),
- facade painting,
- cleaning out and/or sealing up City-owned buildings,
- minor demolition work,
- landscaping,
- minor concrete work,
- clearing of periodic dumping that occurs by the roadside and on vacant lots,
- miscellaneous services in response to various emergencies,
- possibly, fence installation and repair, and
- sidewalk replacement.

The related supplies, services and construction contracts will be used on an as-needed basis at NYCEDC's direction.

Doe Fund will pay living wage rates and provide support services to staff to assist their development and ability to lead independent and productive lives.

Proposed Resolution: To authorize the President and any empowered officer to enter into contracts and contract amendments and make expenditures for the Area Maintenance Program, and to enter into any needed Funding Source Agreements, substantially as described herein

The Area Maintenance Program Services project was last presented to the Executive Committee on June 27, 2018.

NYCEDC Project Code: 2357

Staff: Craig Small, Vice President, Asset Management
Nathan Moran, Assistant Director, Quality of Life Program Services

Exhibit U

**CITYWIDE HVAC MAINTENANCE AND REPAIR SERVICES
Executive Committee Meeting
June 26, 2019**

Project: On-call services for HVAC maintenance and repairs at various sites managed by NYCEDC

Contractor: Anvil Mechanical Inc.

Agreement to be Approved: Contract with Anvil Mechanical Inc. (the "Anvil Contract") for Project services. The Anvil Contract will replace a contract for Project services with Cooling Guard Mechanical Corp. ("Cooling Guard") approved at the March 20, 2019 Executive Committee meeting.

Procurement Method: Publicly advertised RFP

Amount to be Approved: Up to \$4,000,000 in the aggregate for

- the Anvil Contract and
- a contract for Project services with Hughes Environmental Engineering, Inc. d/b/a Hughes Environmental ("Hughes") that was approved at the March 20, 2019 Executive Committee meeting.

Sources of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: Provide continuing on-call HVAC maintenance and repair services for various sites managed by NYCEDC

Proposed Resolution: To authorize the President and any empowered officer to enter into the Anvil Contract and to expend up to \$4,000,000 for the Anvil Contract and a contract for Project services with Hughes, substantially as described herein

This project was last presented to the Executive Committee on March 20, 2019

NYCEDC Project Code: 7218

Staff: Eric Bassig, Project Manager, Administrative Services
Joseph Palazzola, Senior Project Manager, Asset Management
Michael Barone, Senior Counsel, Legal

Exhibit V

FERRY LANDING MAINTENANCE, REPAIR AND EMERGENCY SERVICES
Executive Committee Meeting
June 26, 2019

Project: On-call maintenance, repair and emergency services at ferry landings and maritime facilities at various sites managed by NYCEDC

Contractor: Southern Services Group Inc. ("Southern Services")

Matter to be Approved: Amending the source of funds for payments under the contract, as amended (the "Contract"), with Southern Services for Project services

Amount to be Approved: The authorized amount of the Contract will remain up to \$8,000,000 but the sources of funds will be changed.

Sources of Funds to NYCEDC for the Contract:

- Up to \$7,300,000 of NYCEDC programmatic budget funds (instead of up to \$8,000,000)
- Up to \$700,000 of City Tax Levy funds

Scope: On-call ferry landing maintenance, repair and emergency services, as well as some maintenance, repair and emergency services related to other maritime facilities, at various sites managed by NYCEDC, which may include some work related to NYC Ferry. Southern Services shall provide the materials and perform the tasks necessary to adequately furnish labor, supervision, schedules, tools, equipment, supplies and permits for the services.

Proposed Resolution: To authorize NYCEDC to provide up to \$7,300,000 of NYCEDC programmatic budget funds and up to \$700,000 of City Tax Levy funds for the Contract, substantially as described herein.

The ferry landing maintenance, repair and emergency services contract was last presented to the Executive Committee on November 8, 2018.

NYCEDC Project Code: 6434

Staff: Joseph Palazzola, Assistant Vice President, Asset Management
Emily De Vito, Vice President, Asset Management

Exhibit W

**PIER 42 IN LOWER MANHATTAN
Executive Committee Meeting
June 26, 2019**

Project: Creation of a park on Pier 42 and its upland area, the initial phases of which project include (i) construction management and related services, including pre-construction, construction and post-construction services, related to demolition of an existing shed located on Pier 42, asbestos abatement, potential bulkhead repairs and other related work at Pier 42, and (ii) landscape architectural design and related services (the "Design Services") related to an upland park (the "Upland Park") to be located primarily immediately west and inland of Pier 42, in the Borough of Manhattan

Contractor: Skanska

Matters to be Approved:

- An amendment (the "Skanska Amendment") to NYCEDC's 2017 CM contract with Skanska (the "Skanska Contract") to provide for Project services
- Amend the Executive Committee authorization of May 9, 2019 for the use of City Tax Levy funds provided by City Parks to pay Mathews Nielsen Landscape Architects, P.C ("MNLA") to conduct an investigation which would result in a conditions report related to the integrity of the Pier 42 deck and substructure, to instead authorize the use of other Tax Levy funds for this work
- Any needed Funding Source Agreements

Procurement Method: A sole source amendment to the Skanska Contract which was competitively procured

Amount to be Approved: Up to \$160,000 for the Skanska Amendment

Source of Funds to NYCEDC for the Skanska Amendment: City Tax Levy funds made available by City Parks

Scope: Skanska, as CM, and its subcontractors will undertake Pier 42 under-deck steel formwork removal, which is required in order to complete MNLA's investigation and conditions report.

Proposed Resolution: To authorize the President and empowered officer to enter into the Skanska Amendment and any needed Funding Source Agreements, and use City Tax Levy funds for payments to MNLA, substantially as described herein

The Pier 42 in Lower Manhattan project was last presented to the Executive Committee on May 8, 2019.

NYCEDC Project Code: 6611

Staff: Alex Gomex, Assistant Vice President, Asset Management
Nikita Sharma, Senior Project Manager, Capital Program
Terri Bahr, Vice President, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Exhibit X

**BROOKLYN CRUISE TERMINAL
AMENDMENT OF THE SHORE POWER AGREEMENT
Executive Committee Meeting
June 26, 2019**

Project: The shore power system at the Brooklyn Cruise Terminal ("BCT") enables passenger cruise ships to use shore-based electric power while docking at the BCT as an alternative to their on-board ship diesel-powered electric generators and is one of the means that can be used to reduce air pollution emissions from the operation of cruise ships. NYCEDC entered into an agreement (the "Shore Power Agreement") with Carnival Corporation and certain of its subsidiaries (together, "Carnival Lines") for the maintenance and use of the shore power system. The shore power system became operational at the BCT in the summer of 2016.

Agreement to be Approved: An amendment (the "Amendment") to the previously authorized Shore Power Agreement with Carnival Lines to extend the term through December 31, 2022

Procurement Method: In light of Carnival Lines being the only cruise line that has agreed to use the shore power system at BCT, the amendment of the Shore Power Agreement is on a sole source basis.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Amendment and any related agreements to implement the transaction substantially as described herein

The Shore Power Agreement was last presented to the Executive Committee on May 9, 2018.

NYCEDC PROJECT CODE: 1711

STAFF: Michael DeMeo, Vice President, Asset Management
Bianca Sosa, Senior Associate, Asset Management
Scott Shostak, Senior Counsel, Legal