



New York City Economic Development Corporation

MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
September 28, 2018

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Friday, September 28, 2018, 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  
James McSpirtt  
Carl Rodrigues (as alternate for Alicia Glen)  
Michael Schlein (by conference telephone)  
Timothy Wilkins  
Betty Woo

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

The meeting was called to order at 9:33 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the August 8, 2018 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the August 8, 2018 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) Canarsie Tunnel Rehabilitation Temporary Ferry Service Project

James Wong, a Vice President of NYCEDC, presented a proposal for (i) a temporary ferry operating agreement (the "Operating Agreement") between NYCEDC and Port Imperial Ferry Corp. d/b/a New York Waterway (the "Operator") to provide for the operation of the Canarsie Tunnel Rehabilitation Temporary Ferry Service and the construction of a temporary ferry landing at North Williamsburg, Brooklyn, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements") for this project, including an agreement between the Metropolitan Transportation Authority ("MTA"), acting by the New York City Transit Authority ("NYCT"), and NYCEDC pursuant to which NYCT will pay NYCEDC for costs incurred by NYCEDC under the Operating Agreement and certain other amounts, to partially manage the diverted riders of the L subway train during an approximately 15-month closure of the Canarsie Tunnel to allow for massive reconstruction work to repair damage caused by Superstorm Sandy, on substantially the terms set forth in Exhibit A hereto.

In answer to questions from Mr. Wilkins, Mr. Wong stated that the Operator would be required to maintain insurance. Karen Lapidus, a Senior Counsel of NYCEDC, further explained that in addition to the Operator's insurance NYCEDC had an indemnity from the MTA and that the MTA had insurance coverage for NYCEDC and the City as well. In answer to a question from Matthew Washington, a Director of NYCEDC, Jonathan Gouveia, a Senior Vice President of NYCEDC, stated that the management fee from MTA would be adjusted up or down depending on the level of service.

In answer to a question, Mr. Patchett explained that the MTA approached NYCEDC and requested its assistance in providing this service on the MTA's behalf, and that NYCEDC agreed and felt that being involved made sense because it allowed NYCEDC to coordinate this temporary service with the existing NYC Ferry service and avoid any potential conflicts. Mr. Wong additionally noted that all of the vessels used for the temporary ferry service would be branded as MTA service. In answer to a question from Mr. Cedenno, Mr. Wong stated that two vessels would be regularly scheduled and a third would be a standby.

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) Cyber NYC

Nicholas Lalla, an Assistant Vice President of NYCEDC, presented a proposal for (i) a contract with SOSA USA LLC to create, market, operate and manage a dedicated cybersecurity center, (ii) a contract with JVP, Inc. to create, market, operate and manage an accelerator, (iii) a contract with The City University of New York ("CUNY") to develop, implement and oversee three applied learning programs (the "Applied Learning

Initiative”), a portion of which services may be provided through a contract between the Department of Small Business Services and CUNY or an affiliated entity with funds provided by NYCEDC, (iv) a contract with iQ4 Corporation to develop and implement one applied learning method as part of the Applied Learning Initiative, (v) a contract with Fullstack Academy, Inc. to develop, market, operate and manage a cybersecurity boot camp program (the “Cyber NYC Boot Camp”), (vi) a contract with LaGuardia Community College (of which Gail Mellow, a Director of NYCEDC, is President) to develop, operate and manage a program related to the Cyber NYC Boot Camp to recruit and upskill individuals from underserved communities, (vii) a contract with The Trustees of Columbia University in the City of New York (“Columbia”) to develop and manage programs that help bring to market patented and commercialization-ready cybersecurity intellectual property, and (viii) any ancillary agreements pursuant to which NYCEDC would receive a revenue sharing interest or other financial interest from contractors or third-party businesses participating in the Cyber NYC initiative, all in order to strengthen and expand the cybersecurity industry in New York City, on substantially the terms set forth in Exhibit B hereto. Each contractor may elect to have an affiliated entity be the contractor in its stead.

In answer to a question Mr. Lalla stated that this was a true public-private partnership and explained that NYCEDC hoped its investment would be part of a \$100 million overall public-private investment.

In answer to a question Mr. Lalla stated that New York City (the “City”) was probably the first city in the United States to do something this comprehensive, and that from a global perspective the City’s and NYCEDC’s aim was to try to replicate Israel’s cybersecurity success. In answer to another question from Mr. Cedeno, Ana Ariño, an Executive Vice President of NYCEDC, stated that besides Israel NYCEDC also was in touch with several additional countries and capitals around the globe that had developed cyber ecosystems, such as France, London and Singapore, to explore ways to partner internationally and to help support companies that were looking to expand in New York City.

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) Public Health Lab

Zachary Aders, a Project Director of NYCEDC, presented a proposed consulting contract with Skidmore, Owings and Merrill LLP to provide for architectural design and related consultanting services for the new Public Health Laboratory to be located in Manhattan on West 137<sup>th</sup> Street between Lenox Avenue and 5<sup>th</sup> Avenue, on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Mr. McSpirtt, Mr. Aders stated that 14 firms responded to the request for proposals for this contract. In answer to a question from

Mr. Wilkins, Mr. Aders stated that the contract included design work for required demolition and the documentation required for the demolition.

A motion was made to authorize the matter set forth for authorization in the Proposed Resolution section of Exhibit C 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 James Katz, an Executive Vice President of NYCEDC.

(a) Brooklyn Bridge Esplanade

(i) A proposed contract with Starr Whitehouse Landscape Architects and Planners PLLC for architectural and engineering design and related services for the new Brooklyn Bridge Esplanade adjacent to the East River between Catherine and Peck Slips in Manhattan, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpirtt, Seth Myers, an Executive Vice President of NYCEDC, stated that this was a part of the East River Esplanade project that had to be deferred.

(b) Water Street Corridor Streetscape Improvements

(i) A proposed contract with Techno Consult, Inc. for resident engineering inspection services for the design and construction of streetscape and plaza improvements for the Water Street corridor, located on Water Street from Whitehall Street to Fulton Street, Whitehall Street from Pearl Street to Water Street, Moore Street from Water Street to Pearl Street, Coenties Slip from Water Street to Pearl Street, and a pedestrian plaza from Whitehall Street to Broad Street, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit E hereto.

(c) Hudson Park, Hudson Boulevard and Streetscape

(i) A proposed amendment to NYCEDC's contract with WSP USA Inc. (f/k/a Parsons Brinkerhoff, Inc.) for engineering, landscape architecture and construction administration and other related services (the "Services") in connection with the development of a system of parks, open space, and streetscape improvements in the Hudson Yards District in Manhattan for Hudson Yards Development Corporation, to provide for Services for Phase 2 of the project, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit F hereto.

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

(i) A proposed contract with nARCHITECTS PLLC for architectural and engineering services for a project to upgrade industrial space in the Made in New York Campus Buildings A & C at Bush Terminal in order to create an approximately 200,000 square foot garment manufacturing hub, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit G hereto.

(e) Made in New York Campus Site Work

(i) A proposed 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, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit H hereto.

(f) NYC Media Lab

(i) A proposed amendment to the contract between NYCEDC and Tandon School of Engineering of New York University (the "Media Lab Contract") in connection with Phase 2 of the NYC Media Lab program, a project to foster greater collaboration among various sectors of the media industry in the City with an overarching goal of identifying and/or developing research projects with commercial potential, to provide additional funds for the NYC Media Lab program and to amend the Media Lab Contract's scope of services, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit I hereto.

(g) Heating Maintenance, Repairs and Emergency Services

One or more proposed amendments to NYCEDC's contract with Reveal Consulting Services Inc. for heating maintenance, repairs and emergency services at the Brooklyn Army Terminal and various other sites managed by NYCEDC, to provide additional funds for project services, on substantially the terms set forth in Exhibit J hereto.

(h) Citywide Rehabilitation/Improvements

(i) One or more proposed amendments to NYCEDC's contract for construction management ("CM") services with Skanska USA Building Inc., (ii) one or more proposed amendments to NYCEDC's 2012 contract for facilities management/construction management ("FM/CM") services with Hunter Roberts Construction Group, L.L.C. ("Hunter Roberts"), (iii) one or more proposed amendments to NYCEDC's 2017 contract for FM/CM services with Hunter Roberts, (iv) one or more proposed amendments to NYCEDC's contract for CM services with Gilbane Building Company, and (v) any needed Funding Source Agreements, to provide for work related to facilities at various locations in the City, on substantially the terms set forth in Exhibit K hereto.

(i) GreeNYC Creative Services

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

(j) Funding Agreement

(i) A proposed funding agreement with Downtown Brooklyn Partnership, Inc. to fund the reconstruction of a park, and (ii) any agreements necessary to obtain funds for said agreement, on substantially the terms set forth in Exhibit M hereto.

(k) Carter Ledyard & Milburn LLP

A proposed increase in the amount of funds payable under the existing legal retainer agreement with Carter Ledyard & Milburn LLP for legal services to NYCEDC with respect to the Times Square project, primarily with regard to a reset of base rent pursuant to the Agreement of Lease between the City, as landlord, and FC 42<sup>nd</sup> Street Associates, L.P., as tenant, by up to \$750,000, on substantially the terms set forth in Exhibit N 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 D – N hereto. Such motion was seconded and unanimously approved.

At this time, Mr. Washington stated that he felt there were many items on the Executive Committee agenda that perhaps should instead be on the Board of Directors agenda and he suggested that more consideration should be given to having more items go to the Board.

4. Approvals

With respect to the items set forth in Sections 2(a) – (c) and 3(a) – (k) 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 meeting of the Executive Committee was adjourned at 10:15 a.m.

Mark Silvermitt  
Assistant Secretary

Dated: November 8, 2018  
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
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

**CANARSIE TUNNEL REHABILITATION  
TEMPORARY FERRY SERVICE PROJECT  
Executive Committee Meeting  
September 28, 2018**

**Project:** An Operating Agreement for the Canarsie Tunnel Rehabilitation Temporary Ferry Service ("Temporary Ferry Service"). The Canarsie Tunnel, which carries the L subway train under the East River between Brooklyn and Manhattan, will undergo massive reconstruction work to repair damage caused by Superstorm Sandy. The reconstruction work will be performed by the Metropolitan Transportation Authority ("MTA") and the New York City Transit Authority ("NYCT") and will cause the Canarsie Tunnel to be fully closed for approximately 15 months, starting no sooner than April, 2019 (the "L Train Closure"). In an effort to partially manage the diverted riders of the L train during the L Train Closure, MTA and NYCT seek to implement the Temporary Ferry Service between a new temporary landing at North Williamsburg, Brooklyn, and an existing landing at Stuyvesant Cove, Manhattan. It is proposed that NYCEDC assist the MTA and NYCT by contracting with the Operator to provide the Temporary Ferry Service under NYCEDC's supervision. NYCT will provide NYCEDC with all of the funds required to be disbursed to the Operator for the purposes of providing the Temporary Ferry Service.

**Contractor:** Port Imperial Ferry Corp. d/b/a New York Waterway ("Operator")

**Agreements to be Approved for the Temporary Ferry Service:**

- Temporary Ferry Operating Agreement ("Operating Agreement") between NYCEDC and the Operator to operate the Temporary Ferry Service and construct a temporary ferry landing at North Williamsburg, Brooklyn ("Temporary Ferry Landing")
- Any necessary Funding Source Agreements, including an agreement between MTA, acting by the NYCT, and NYCEDC ("NYCT/NYCEDC Contract") pursuant to which NYCT will pay NYCEDC for costs incurred by NYCEDC under the Operating Agreement and certain other amounts

**Procurement Method:** The Operator was procured by NYCEDC through the competitive sealed proposals method

**Amount to be Approved:** Initially approximately \$21,010,000, subject to increase at the request of NYCT

**Source of Funds:** NYCT

**Scope:** NYCEDC proposes to enter into the Operating Agreement for a term through August 31, 2020 with six (6) 30-day extensions. Pursuant to the agreement, the Operator is required to (i) operate the Temporary Ferry Service for the duration of the L Train Closure and (ii) design and construct the Temporary Ferry Landing, connected to the Empire Pier and adjacent to the NYC Ferry North Williamsburg landing. The ferry service is currently scheduled to run 7 days a week. Maintenance and repair of the Temporary Ferry Landing will be the responsibility of the Operator. The Operator will remove the Temporary Ferry

Landing and decommission all facilities and services at the end of the term of the Operating Agreement.

NYCEDC proposes to enter into the NYCT/NYCEDC Contract for a term that runs substantially concurrently with the Operating Agreement. Pursuant to the agreement, NYCEDC is undertaking to manage the Temporary Ferry Service by entering into the Operating Agreement. The NYCT/NYCEDC Agreement will provide that NYCT will make certain temporary improvements at both the North Williamsburg and Stuyvesant Cove landings, including by installing ticketing machines. NYCT plans to use space in the parking lot adjacent to the Stuyvesant Cove landing to operate bus service connecting to the ferry service. All customer service communications and ticketing will be the responsibility of NYCT. NYCT will decommission all of its improvements at the end of the term of the NYCT/NYCEDC Contract. NYCT will reimburse NYCEDC for all costs and expenses of NYCEDC in connection with the Temporary Ferry Service, including all payments to the Operator under the Operating Agreement, and pay NYCEDC a management fee of approximately \$934,000 to compensate NYCEDC for staff time and resources required to manage the Temporary Ferry Service. NYCT expects to receive funds from the Federal Transit Administration ("FTA") for the Temporary Ferry Service. However, NYCT is required to pay NYCEDC regardless of receipt of such FTA funds.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Operating Agreement and any necessary Funding Source Agreements, including the NYCT/NYCEDC Contract, and to take any actions and make payments necessary to effectuate the purposes of such agreements, substantially as described herein

**NYCEDC Project Code:** 7106

**Staff:** Matthew Kwatinetz, Executive Vice President, Asset Management Revenue  
Jonathan Gouveia, Senior Vice President, Planning, Development and Transportation  
James Wong, Vice President, Asset Management Revenue  
Jenny Lee, Senior Associate, Asset Management Revenue  
Karen Lapidus, Senior Counsel, Legal

## Exhibit B

### **CYBER NYC Executive Committee Meeting September 28, 2018**

**Project:** NYCEDC seeks to leverage New York City's status as a global corporate and commercial capital to strengthen and expand the City's cybersecurity industry. The Cyber NYC initiative, a key component of the City's New York Works plan to create good-paying jobs for New Yorkers, will bolster the cybersecurity ecosystem in New York City by promoting business growth, addressing workforce shortages, and spurring innovation to augment the City's existing comparative advantages in cybersecurity. NYCEDC will also explore the potential for revenue sharing or other financial opportunities in connection with this initiative.

#### **Contractors:**

- SOSA USA LLC ("SOSA")
- JVP, Inc. ("JVP")
- The City University of New York ("CUNY")
- iQ4 Corporation ("iQ4")
- Fullstack Academy, Inc. ("Fullstack")
- LaGuardia Community College ("LaGuardia"). (Gail Mellow, a Director of NYCEDC, is President of LaGuardia.)
- The Trustees of Columbia University in the City of New York ("Columbia")

Each contractor may elect to have an affiliated entity be the contractor in its stead.

**Agreements to be Approved:** Each of the following contracts (collectively, the "Contracts"):

- Contract with SOSA (the "SOSA Contract") to create, market, operate and manage a dedicated cybersecurity center (the "Cyber Center")
- Contract with JVP (the "JVP Contract") to create, market, operate and manage an accelerator
- Contract with CUNY (the "CUNY Contract") to develop, implement and oversee three applied learning programs (the "Applied Learning Initiative"), a portion of which services may be provided through a contract between SBS and CUNY or an affiliated entity (the "SBS Contract") with funds provided by NYCEDC pursuant to an agreement or MOU between NYCEDC and SBS
- Contract with iQ4 (the "iQ4 Contract") to develop and implement one applied learning method as part of the Applied Learning Initiative
- Contract with Fullstack (the "Fullstack Contract") to develop, market, operate and manage a cybersecurity boot camp program (the "Cyber NYC Boot Camp")
- Contract with LaGuardia (the "LaGuardia Contract") to develop, operate and manage a program related to the Cyber NYC Boot Camp to recruit and upskill individuals from underserved communities (the "Cyber Boot Camp Bridge")
- Contract with Columbia (the "Columbia Contract") to develop and manage programs (the "Cyber IP Link" and the "Cyber Innovation Bridge") that help bring

to market patented and commercialization-ready cyber security intellectual property

- Any ancillary agreements pursuant to which NYCEDC would receive a revenue sharing interest or other financial interest from contractors or third-party businesses participating in this initiative

**Procurement Method:** In November 2017, NYCEDC issued a publicly advertised RFP seeking proposals to accomplish three main priorities: (1) the creation of a Cyber Center, which will host varied cybersecurity programming and serve as a central location for the remaining portions of the initiative to take place; (2) strengthening talent partnerships, with the goal of connecting New Yorkers to cyber security jobs, including through “boot camp” training and networking programs; and (3) creating academic innovation exchanges, to support the launch, growth and commercialization of cybersecurity research and development based in academia.

**Amount to be Approved:** Up to \$35 million in the aggregate will be made available to SOSA, JVP, CUNY, iQ4, Fullstack, LaGuardia and Columbia for the Contracts and the SBS Contract based on the following amounts (note that contract negotiations are ongoing and the amounts allocated to individual contracts may change, provided, however, that the aggregate funding for this initiative shall not exceed \$35 million):

- SOSA (\$6.5M)
- JVP (\$5M)
- CUNY (\$8.5M)
- iQ4 (\$1.7M)
- Fullstack (\$7.8M)
- LaGuardia (\$2.3M)
- Columbia (\$3.2M)

**Source of Funds:** NYCEDC's programmatic budget

**Scope:** Project services may include, without limitation, the following:

- SOSA Contract – SOSA is to create, market, operate and manage the Cyber Center, located at 115 7th Ave New York, NY 10011, a space in which SOSA will provide the business community with events and programs, including panels, demonstrations, and trainings, as well as coworking space for startups, corporate innovation teams, and investors.
- JVP Contract – JVP is to create, market, operate and manage the accelerator, a curated program to strengthen growth-stage cybersecurity startups by providing mentorship, business development support, and access to New York City's unparalleled array of potential clients and investors, including Fortune 500 companies.

- CUNY Contract – CUNY is to develop, implement and oversee the Applied Learning Initiative, a suite of educational programs to address the critical workforce shortage in cybersecurity. These initiatives will focus on aligning curricula with industry needs, integrating experiential learning inside the classroom, and building a robust workforce to make New York City a more attractive place for startups and corporations to do business
- IQ4 Contract – IQ4 is to develop and implement one applied learning method as part of the Applied Learning Initiative
- Fullstack Contract – Fullstack is to develop, market, operate and manage the Cyber NYC Boot Camp, an accelerated training program to prepare individuals, especially those from underserved communities, for entry-level jobs in cybersecurity. The Cyber NYC Boot Camp will use a curriculum designed around industry-specified competencies, which will evolve with the rapidly-changing field.
- LaGuardia Contract – LaGuardia is to develop, operate and manage The Cyber Boot Camp Bridge, a program to recruit and upskill individuals from underserved communities. The Cyber Boot Camp Bridge will provide an accessible pathway to good-paying jobs and diversify the talent pipeline and serve as a feeder for talent to the Cyber NYC Boot Camp. The Cyber Boot Camp Bridge will also provide wraparound services—such as career counseling and interview training—to students to promote career-readiness.
- Columbia Contract – Columbia is to develop and manage (1) Cyber IP Link, a program to connect academic-affiliated creators of patented and commercialization-ready cybersecurity intellectual property with experienced entrepreneurial and managerial talent to launch new cybersecurity ventures and startups, with the goal of accelerating innovation and commercialization and (2) Cyber Innovation Bridge, a curated program to provide growth opportunities for academia-led, early-stage startups by offering access to entrepreneurship training and early-stage funding. NYCEDC may provide funding to support the growth and development of the participating businesses.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Contracts and to provide funds for the SBS Contract and enter into any related agreement or MOU with SBS, substantially as described herein

**NYCEDC Project Code: 7102**

**Staff:** Wilson Lin, Vice President, Initiatives  
Nicholas Lalla, Assistant Vice President, Urban Innovation  
Edward Faustin, Vice President, SIG  
Jasper Wilson, Assistant Vice President, SIG  
Léon Willis, Senior Counsel, Legal  
Caroline Nguyen, Counsel, Legal  
Busayo Olupona, Counsel, Legal

Exhibit C

**PUBLIC HEALTH LAB  
Executive Committee Meeting  
September 28, 2018**

**Project:** Architectural design and related consultant services (the "Services") for the new Public Health Laboratory (the "PHL") to be located in Manhattan on W. 137<sup>th</sup> Street between Lenox Avenue and 5<sup>th</sup> Avenue. The Public Health Laboratory, established by the City in 1892 as the world's first Municipal Bacteriological Laboratory, provides a wide variety of clinical and environmental laboratory testing services. The new PHL will serve and strengthen the City by building resiliency in defense against infectious diseases and will maintain its role as a world-class testing facility. Conceptual design, in the form of a Space Needs Study, was completed by NYCEDC in December 2017. NYCEDC issued an RFP for the provision of the Services in June 2018.

**Contractor:** Skidmore, Owings and Merrill LLP ("SOM")

**Agreements to be Approved:** A consulting contract with SOM for the Services (the "SOM Contract")

**Procurement Method:** Publicly advertised RFP

**Amount to be Approved:** Up to \$30,000,000 for the SOM Contract

**Source of Funds to NYCEDC:** City Capital Budget funds

**Scope:** The new PHL will consist of approximately 230,000 gross square feet of new construction, including: offices and laboratories; central administration; building services; plant operations; Department of Mental Health and Hygiene police facilities; and a State Department of Health Article 28 walk-in clinic; as well as circulation and mechanical spaces as required. Phased demolition of existing buildings, structures, and site improvements will be required in order to build the PHL and will be completed concurrent with design of the PHL. NYCEDC staff will return to the Executive Committee for approval of a contract for construction management and related services for the PHL when NYCEDC has completed a competitive RFP process to select a contractor for such services.

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

**NYCEDC Project Code:** 6991

**Staff:** Zachary Aders, Project Director, Capital Program  
Dan Colangione, Vice President, Capital Program  
Liz Arnaiz, Senior Vice President, Capital Program  
Valerie Himelewski, Senior Counsel, Legal



# Public Health Lab

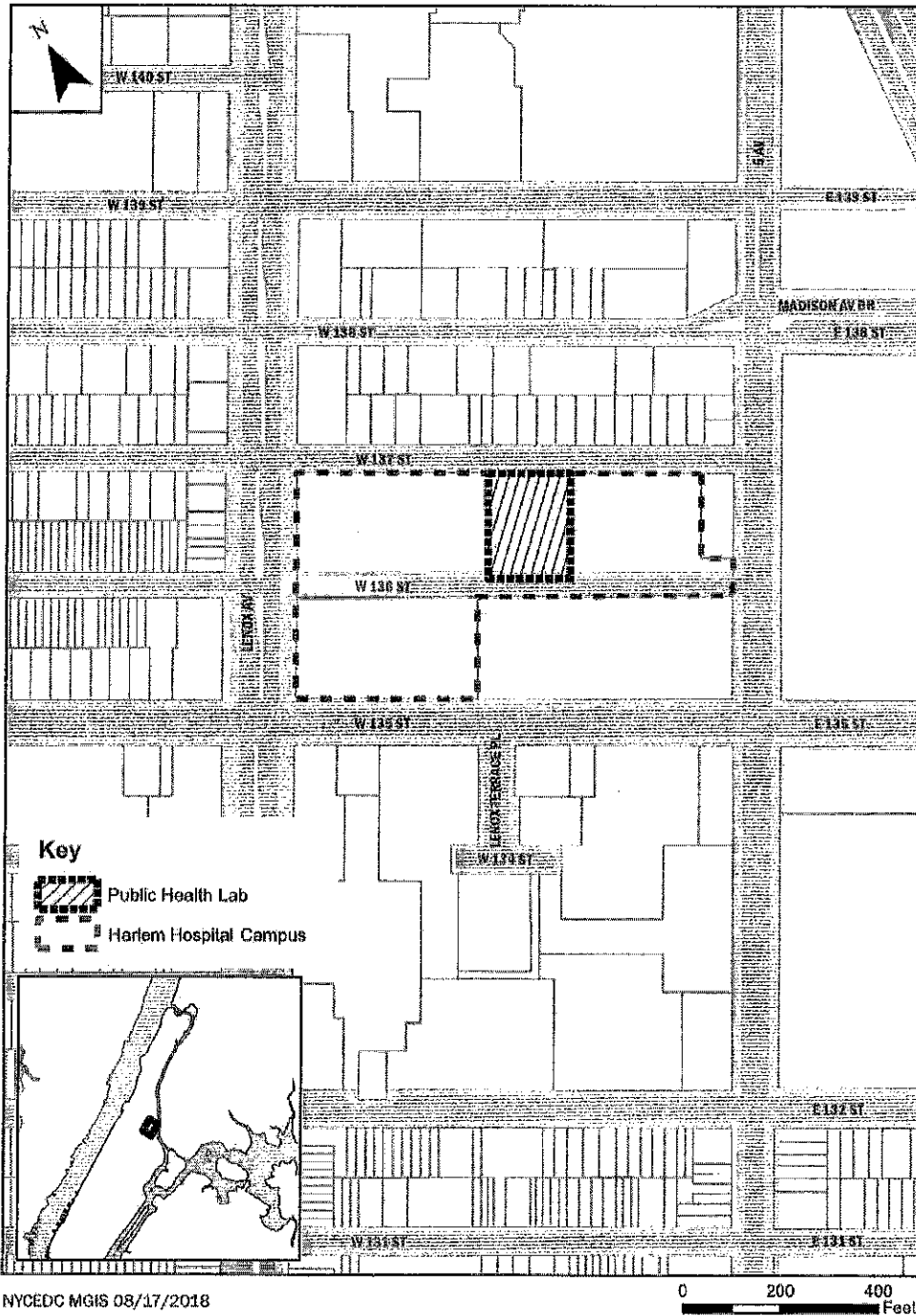


Exhibit D

**BROOKLYN BRIDGE ESPLANADE  
Executive Committee Meeting  
September 28, 2018**

**Project:** Architectural and engineering design and related services (the "Services") for the new Brooklyn Bridge Esplanade adjacent to the East River between Catherine and Peck Slips in Manhattan (the "Project")

**Contractor:** Starr Whitehouse Landscape Architects and Planners PLLC ("Starr")

**Agreements to be Approved:**

- A contract with Starr for the Services (the "Starr Contract")
- Any needed Funding Source Agreements

**Procurement Method:** Publicly advertised RFP

**Amount to be Approved:** Up to \$1,000,000 for the Starr Contract

**Source of Funds:** CDBG funds from the U.S. Department of Housing and Urban Development being made available for the Project by LMDC

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

**Scope:** The Project entails the creation of a new esplanade that includes a diverse series of landscaping, public amenities and dedicated bicycle improvements. It seeks to enhance the identity of the existing esplanade in this area as it relates to the rest of the waterfront and the natural shoal under the Brooklyn Bridge. The Project will complement the Lower Manhattan Coastal Resilience Project as well as the existing East River Esplanade to the north and south.

**NYCEDC Project Code:** 6998

**Staff:** Raksha Ghulati, Project Director, Capital Program  
Kathryn Prybylski, Vice President, Capital Program  
Valerie Himelewski, Senior Counsel, Legal

Exhibit E

**WATER STREET CORRIDOR STREETScape IMPROVEMENTS**  
**Executive Committee Meeting**  
**September 28, 2018**

**Project:** Resident engineering inspection services (the "Services") for the design and construction of streetscape and plaza improvements for the Water Street corridor, located on Water Street from Whitehall Street to Fulton Street, Whitehall Street from Pearl Street to Water Street, Moore Street from Water Street to Pearl Street, Coenties Slip from Water Street to Pearl Street, and a pedestrian plaza from Whitehall Street to Broad Street (the "Project")

**Contractor:** Techno Consult, Inc. ("Techno")

**Agreements to be Approved:**

- A contract with Techno for the Services (the "Techno Contract")
- Any needed Funding Source Agreements

**Procurement Method:** Publicly advertised RFP

**Amount to be Approved:** Up to \$3,900,000

**Source of Funds to NYCEDC:** CDBG funds made available by LMDC and City Capital Budget funds

**Scope:** Provide the Services from the commencement date to the completion date of the Project and final acceptance by NYCEDC of the Project work. The Services include pre-construction, construction and post-construction phase services. The Services are to ensure that the work performed by the construction contractor for the Project conforms to the construction contract and the standard specifications contained therein and that all work is coordinated with City agencies and utility companies.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Techno Contract and any needed Funding Source Agreements

The Project was last presented to the Executive Committee on June 28, 2017.

**NYCEDC Project Code:** 4848

**Staff:** Steven Nelson, Project Manager, Capital Program  
Kathryn Prybylski, P.E., Vice President, Capital Program  
Len Greco, Senior Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal.

Exhibit F

**HUDSON PARK, HUDSON BOULEVARD AND STREETSCAPE  
Executive Committee Meeting  
September 28, 2018**

**Project:** Engineering, landscape architecture and construction administration and other related services (the "Services") in connection with the development of a system of parks, open space, and streetscape improvements in the Hudson Yards District (the "District") in Manhattan (the "Project") for Hudson Yards Development Corporation ("HYDC")

**Contractor:** WSP USA Inc. (f/k/a Parsons Brinkerhoff, Inc.) ("WSP")

**Agreements to be Approved:**

- An amendment (the "WSP Amendment") to NYCEDC's contract with WSP (the "WSP Contract") for the Services for Phase 2 of the Project
- Any needed Funding Source Agreements

**Procurement Methods:** A sole source amendment to the WSP Contract, which was originally procured through a publicly advertised RFP

**Amount to be Approved:** Up to an additional \$8,000,000, making the total authorized amount for the WSP Contract up to approximately \$10,529,500

**Source of Funds to NYCEDC:** Funds made available by HYDC and/or Hudson Yards Infrastructure Corporation

**Scope:** WSP will provide the Services for Phase 2 of the Project, which is located midblock between 10<sup>th</sup> and 11<sup>th</sup> Avenues, and bounded by West 36<sup>th</sup> Street and West 39<sup>th</sup> Street to the north and south. The WSP Contract scope will be amended to include Blocks 5 and 6 within Phase 2. WSP will design the park and the platform structure that will span over the existing AMTRAK rail line that currently runs through the Project area and also plan for the demolition of several existing buildings on the site.

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

The project was last presented to the Executive Committee on November 12, 2014.

**NYCEDC Project Code:** 4257

**Staff:** Cheehan Leung, Project Director, Capital Program  
Julia Melzer, Assistant Vice President, Capital Program  
Len Greco, Senior Vice President, Capital Program  
Valerie Himelewski, Senior Counsel, Legal

Exhibit G

**MADE IN NEW YORK CAMPUS BUILDINGS A & C  
Executive Committee Meeting  
September 28, 2018**

**Project:** Architectural and engineering services (the "Services") for a project to upgrade industrial space in the Made in New York Campus Buildings A & C at Bush Terminal in order to create an approximately 200,000 square foot garment manufacturing hub (the "Project")

**Contractor:** nARCHITECTS PLLC

**Agreements to be Approved:**

- A contract with nARCHITECTS PLLC for the Services (the "Contract")
- Any needed Funding Source Agreements

**Procurement Method:** Contractor recommended by a CM based on the CM method of procurement in NYCEDC's contracts with the City

**Amount to be Approved:** Up to \$4,963,188

**Source of Funds to NYCEDC:** City Capital Budget funds

**Scope:** Provide the Services for the Project

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

**NYCEDC Project Code:** 7199

**Staff:** Phillip Grant, Senior Vice President, Asset Management  
Krystin Hence, Assistant Vice President, Asset Management  
Tianna Robbins, Project Manager, Asset Management  
Valerie Himelewski, Senior Counsel, Legal

Exhibit H

**MADE IN NEW YORK CAMPUS SITE WORK  
Executive Committee Meeting  
September 28, 2018**

**Project:** Design and engineering services (the "Services") for utilities and site work at the Made in New York Campus

**Contractor:** Dewberry Engineers Inc. ("Dewberry")

**Agreements to be Approved:**

- Design and engineering contract with Dewberry for the Services (the "Contract")
- Any needed Funding Source Agreements

**Procurement Method:** Contractor recommended by a CM based on the CM method of procurement in NYCEDC's contracts with the City

**Amount to be Approved:** Up to \$3,064,525

**Source of Funds to NYCEDC:** City Capital Budget funds

**Scope:** Provide the Services for the Made in New York Campus at Bush Terminal in Brooklyn

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

**NYCEDC Project Code:** 7198

**Staff:** Phillip Grant, Senior Vice President, Asset Management  
Krystin Hence, Assistant Vice President, Asset Management  
Tianna Robbins, Project Manager, Asset Management  
Valerie Himelewski, Senior Counsel, Legal

Exhibit I

**NYC MEDIA LAB  
Executive Committee Meeting  
September 28, 2018**

**Project:** Hosting, developing and managing additional services for the NYC Media Lab program, a project funded by the Mayor's Office of Media and Entertainment ("MOME") to foster greater collaboration among various sectors of the media industry in New York City, including universities, corporations and other media industry stakeholders, with an overarching goal of identifying and/or developing research projects with commercial potential

**Contractor:** Tandon School of Engineering of New York University ("NYU Tandon")

**Agreements to be Approved:**

- An amendment (the "Amendment") to the contract between NYCEDC and NYU Tandon in connection with Phase 2 of the NYC Media Lab program (the "Contract") to provide additional funds for the NYC Media Lab program and to amend the Contract's scope of services
- Any needed Funding Source Agreements

**Procurement Method:** Sole source amendment for additional Phase 2 work for the NYC Media Lab program. NYCEDC originally selected the Polytechnic Institute of New York University, now NYU Tandon, to administer Phase 2 of the NYC Media Lab program after a publicly advertised procurement process. Since there were only two respondents for this procurement, the procurement is considered a sole source.

**Amount to be Approved:** Up to an additional \$500,000, making the total authorized amount for the Contract up to \$3,360,000

**Source of Funds to NYCEDC:** Tax Levy funds made available by MOME

**Scope:** The Amendment will provide additional funding to further support the operating expenses and other programmatic activities of the NYC Media Lab, including its Combine program.

**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 NYC Media Lab project was last presented to the Executive Committee on September 29, 2017.

**NYCEDC Project Code:** 3738

**Staff:** Karen Bhatia, Vice President, Initiatives  
Carrie Bronsther, Assistant Vice President, Initiatives  
Lauren Brady, Senior Counsel, Legal

Exhibit J

**HEATING MAINTENANCE, REPAIRS AND EMERGENCY SERVICES  
Executive Committee Meeting  
September 28, 2018**

**Project:** Heating maintenance, repairs and emergency services at BAT and various other sites managed by NYCEDC (the "Services")

**Contractor:** Reveal Consulting Services Inc. ("Reveal")

**Agreements to be approved:** One or more amendments (the "Amendments") to NYCEDC's contract with Reveal for the Services (the "Reveal Contract") to provide additional funds

**Procurement Method:** One or more sole source amendments to a contract procured through a publicly advertised RFP

**Amount to be approved:** Up to an additional \$1,850,000, making the total authorized amount for the Reveal Contract up to approximately \$4,550,100

**Source of Funds to NYCEDC:** NYCEDC's programmatic budget

**Scope:** Provide continuing on-call Services as needed at BAT and various other sites managed by NYCEDC

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

The Reveal Contract was last presented to the Executive Committee on August 5, 2015.

**NYCEDC Project Code:** 6207

**Staff:** Judith Zevack, Assistant Vice President, Asset Management  
Dave Aneiro, Facility Director, BAT  
Valerie Himelewski, Senior Counsel, Legal



Exhibit K

**CITYWIDE REHABILITATION/IMPROVEMENTS  
Executive Committee Meeting  
September 28, 2018**

**Project:** CM and/or FM services related to the project work described on Attachment A (the "Project Work") for NYCEDC-managed facilities at various locations in the City

**Contractors:**

- Skanska
- Hunter Roberts
- Gilbane

**Agreements to be Approved for Project Work:**

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

**Procurement Method:** Sole source amendments to contracts 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. With NYCEDC's approval, subcontractors retained by the Contractors may, in turn, subcontract certain work.

**Amounts to be Approved:**

- Up to \$13,629,000 for the Skanska Amendments
- Up to \$9,500,000 for the 2012 Hunter Amendments
- Up to \$1,580,000 for the 2017 Hunter Amendments
- Up to \$13,000,000 for the Gilbane Amendments

The Project costs, in most cases, will include engineering, design, construction, construction management and/or insurance costs. The amount retained by the CM for CM services typically accounts for 8-12% of the project cost.

**Source of Funds to NYCEDC:** City Capital Budget funds, and NYCEDC programmatic budget funds

**Scope:** At this time, 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 Skanska Amendments, 2012 Hunter Amendments, 2017 Hunter Amendments, Gilbane Amendments and any needed Funding Source Agreements, substantially as described herein

**Staff:** Phillip Grant, Senior Vice President, Asset Management  
Tianna Robbins, Project Manager, Asset Management  
Valerie Himelewski, Senior Counsel, Legal

**Attachment A**

<b><u>Contract</u></b>	<b><u>Work Site</u></b>	<b><u>Borough</u></b>	<b><u>Project Work</u></b>	<b><u>Request Amount</u></b>	<b><u>Project #</u></b>
Skanska Contract	Pier 36	Manhattan	Design, construction and other related work regarding the rehabilitation of the substructure at Pier 36	\$ 13,629,000 Capital	7519
			<b>Total Skanska Amendments</b>	<b>\$13,629,000</b>	
2012 Hunter Contract	BAT Phase V	Brooklyn	Construction, design and other related services regarding the reactivation of the BAT Phase V project	\$ 9,500,000 Capital	5932
			<b>Total 2012 Hunter Amendments</b>	<b>\$9,500,000</b>	
2017 Hunter Contract	Facility Condition Database	CityWide	Design and survey services for various buildings in NYCEDC's portfolio	\$ 780,000 Programmatic	TBD
2017 Hunter Contract	Audubon Former Ballroom Building	Manhattan	Design and construction and other related services related to installing replacement windows, doors and floors at Audubon	\$ 500,000 Programmatic	TBD
2017 Hunter Contract	BAT Building B	Brooklyn	Design and construction of a tenant fit-out for a bakery, Bien Cuit	\$300,000 Capital	TBD
			<b>Total 2017 Hunter Amendments</b>	<b>\$1,580,000</b>	
Gilbane Contract	132nd Street Extension	Queens	Engineering, design and construction of 132nd Street between 20th and 23rd Avenues in College Point, Queens and mitigation of the wetlands in the former Flushing Airport adjacent to Linden Place	\$13,000,000 Capital	3023
			<b>Total Gilbane Amendments</b>	<b>\$13,000,000</b>	

Exhibit L

**GREENYC CREATIVE SERVICES  
Executive Committee Meeting  
September 28, 2018**

**Project:** Retaining a consultant to provide marketing and creative services and develop and execute an integrated marketing plan to assist the Mayor's Office of Sustainability to promote the GreenNYC brand and program (the "Services")

**Contractor:** Purpose Campaigns LLC ("Purpose Campaigns")

**Agreements to be Approved:**

- A consultant contract with Purpose Campaigns for the Services (the "Contract")
- Any needed Funding Source Agreements

**Procurement Method:** Publicly advertised RFP

**Amount to be Approved:** Up to \$500,000

**Source of Funds to NYCEDC:** City Tax Levy funds

**Scope:** Provide the Services during FY19, 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 Contract and any needed Funding Source Agreements substantially as described herein

**NYCEDC Project Code:** 7299

**Staff:** Marjan Mehrkhist, Chief of Staff, Contracts  
Caroline Nguyen, Counsel, Legal

**FUNDING AGREEMENT**  
**Executive Committee Meeting**  
**September 28, 2018**

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

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) Downtown Brooklyn Partnership, Inc., a not-for-profit local development corporation – Funding Agreement	Fulton Street, Lafayette Avenue, and Saint Felix Street, Brooklyn	City Capital and/or NYCEDC Programmatic Budget Funds	Up to \$1,400,000	To fund the reconstruction of a park

**NYCEDC Project Code:** (1) 5824

**NYCEDC Staff:** (1) Vedesh Persaud, Assistant Vice President

## Description of Contractors

- (1) **Downtown Brooklyn Partnership, Inc.** is a not-for-profit local development corporation that serves as the primary champion for Downtown Brooklyn as a world-class business, cultural, educational, residential, and retail destination. The Partnership's diverse activities include attracting new businesses and improving the environment for existing companies, facilitating the construction of public spaces and streetscapes that promote an active and cohesive community, supporting and promoting Downtown Brooklyn's cultural assets, and encouraging a sense of place and an engaged civic community.

Exhibit N

**CARTER LEDYARD & MILBURN LLP  
Executive Committee Meeting  
September 28, 2018**

**Project:** Provision of legal services to NYCEDC with respect to the Times Square project (the "Project"), primarily with regard to a reset of base rent pursuant to the Agreement of Lease between the City of New York (the "City"), as landlord, and FC 42nd Street Associates, L.P., as tenant (the "Lease")

**Contractor:** Carter Ledyard & Milburn LLP ("Carter Ledyard")

**Matter to be Approved:** Increase the amount of funds payable under the existing legal retainer agreement (the "Agreement") with Carter Ledyard for Project services by up to \$750,000

**Procurement Method:** Sole source

**Amount to be Approved:** Up to an additional \$750,000

**Source of Funds:** NYCEDC's programmatic budget

**Scope:** Legal services related to the Project, including negotiation of a reset of base rent pursuant to the Lease, a potential arbitration of same and possible related litigation matters

**Proposed Resolution:** To authorize an increase in the amount of funds payable under the Agreement by up to \$750,000

The amount of the Agreement was last presented to the Executive Committee on June 27, 2018.

**NYCEDC Project Code:** 6985

**Staff:** Stacy Yan, Assistant Vice President, Asset Management  
Richard E. Palumbo, Senior Counsel, Legal