



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
February 4, 2025

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation (“NYCEDC”) was held, pursuant to notice by an Assistant Secretary, on Tuesday, February 4, 2025, in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

Margaret Anadu
Aaron Charlop-Powers (as alternate for Maria Torres-Springer)
Eric Clement
William Floyd
Andrew Kimball
James McSpiritt
Patrick J. O’Sullivan, Jr.
Elizabeth Velez
Betty Woo

Members of NYCEDC staff also were present.

The meeting was called to order by Margaret Anadu, Chairperson of NYCEDC, at 9:42 a.m. Meredith Jones, an Executive Vice President, General Counsel and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the December 17, 2024 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the December 17, 2024 regular meeting of the Executive Committee, as submitted. A motion to approve such minutes, as submitted, was made, seconded and unanimously adopted.

Ms. Woo joined the meeting at this time.

2. Contracts and Other Matters

The following contracts, authorizations, expenditures and matters were then presented to the Executive Committee for authorization after a brief summary of those

matters by Jeanny Pak, Chief Financial Officer and an Executive Vice President of NYCEDC. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibits attached hereto.)

(a) Modifications to Previous Authorizations – Financial District and South Street Seaport Design Services

(i) Proposed modifications with respect to NYCEDC’s contract with Arcadis of New York, Inc. for services related to a master planning effort to develop a conceptual design of a shoreline extension and a preliminary design of a first phase adaptation project (as part of the shoreline extension project) to protect against the projected impacts of climate change in the Financial District and South Street Seaport, Manhattan, to amend the authorized type of funds for the contract to include New York State (the “State”) and Federal funds in addition to City of New York (the “City”) Tax Levy funds and/or NYCEDC programmatic budget funds, and (ii) any necessary agreements (including any agreements necessary to obtain funds (“Funding Source Agreements”)) related to this project, on substantially the terms set forth in Exhibit A hereto.

(b) Modifications to Previous Authorizations – Rehabilitation of Bulkhead at Lipsett Avenue

(i) Proposed modifications with respect to work undertaken under NYCEDC’s 2017 facilities management/construction management contract (an “FM/CM Contract”) with Hunter Roberts Construction Group, L.L.C. (“Hunter Roberts”) (the “2017 Hunter Roberts FM/CM Contract”) for the provision of construction management (“CM”) services and construction and other related work related to the rehabilitation of the bulkhead at the street end of Lipsett Avenue and the portion of the street at the street end, which need rehabilitation due to serious undermining, loss of fill, and collapse of the street end, to provide for additional funds for additional project work under the 2017 Hunter Roberts FM/CM Contract, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit A hereto.

(c) Modifications to Previous Authorizations – Landings Upgrades and Construction of Two Flex Barges

(i) Proposed modifications with respect to work undertaken under an NYCEDC CM contract (a “CM Contract”) with Hunter Roberts (the “Hunter Roberts CM Contract”) for CM, construction, planning, procurement and oversight services, and other construction-related services, for resiliency and other upgrades to three vessel landing sites (including Pier 12 at Brooklyn Cruise Terminal (“BCT”)) and the construction of two flex barges, that can be used by Ollis-Class vessels in emergencies and in the event of a disruption of the regional transportation network, and necessary appurtenances, to provide additional funds for the Hunter Roberts CM Contract for this project, which additional funds are needed to advance the pre-construction services needed for the

flex barges and BCT projects, including cost estimating, constructability review, scheduling, and the bidding and procurement process, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit A hereto.

(d) Modifications to Previous Authorizations – Academy Street and North Cove

(i) Proposed modifications with respect to an NYCEDC contract (the “QRP Contract”) with Quennell Rothschild & Partners Landscape Architects, LLP, formerly named Quennell Rothschild & Partners, LLP, for design and engineering services and related services during construction, related to (1) two parks to be constructed, including stabilization and rehabilitation of shorelines at the parks, at a portion of Academy Street and North Cove in the Inwood neighborhood of Manhattan, and (2) a tie-in to the Manhattan Greenway (the “Greenway”) along 10th Avenue by Sherman Creek, to provide additional funds for project work under the QRP Contract, and to provide that the previous authorization for this project is clarified that the services with regard to the parks will include design and engineering services in addition to landscape design services and with regard to the Greenway will include design and engineering services, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit A hereto.

(e) Modifications to Previous Authorizations – Lower Manhattan Coastal Resiliency – The Battery: Force Account

(i) Proposed modifications with respect to an agreement (the “NYCTA Agreement”) with New York City Transit Authority (“NYCTA”) for force account and related services pursuant to which NYCTA will undertake inspection, monitoring and project coordination services to ensure that the Bowling Green subway station is not damaged during work for the Lower Manhattan Coastal Resiliency – The Battery project, to provide for an increase in the authorized amount of funds for the NYCTA Agreement for this project work, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project work, on substantially the terms set forth in Exhibit A hereto.

(f) Modifications to Previous Authorizations – NYC Mass Timber

(i) Proposed modifications with regard to the previous authorization for the New York City Mass Timber program (the “Mass Timber Program”), under the first phase of which (1) NYCEDC distributed grants of up to \$25,000 each for use by design teams integrating mass timber in New York City-based construction projects, (2) AIA New York State Inc. provided promotional activities related to the Mass Timber Program, and (3) Wood Products Council (“WoodWorks”) provided technical assistance to the awarded design teams, to provide additional funds for a new phase of the Mass Timber Program, of which funds up to \$20,000 will be for a consultant contract with WoodWorks for technical support, and the balance used for grants distributed by NYCEDC, including a grant of up to \$25,000 to the developer of the Stapleton North Shore Residential

Development, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to the Mass Timber Program, on substantially the terms set forth in Exhibit A hereto.

(g) Modifications to Previous Authorizations – Studio Program Services

(i) Proposed modifications with respect to NYCEDC’s contract (the “New Lab Contract”) with New Lab, LLC (“New Lab”) for (1) Urban Technology Growth Hub activities, (2) Venture Access NYC Founder Fellowship activities, and (3) Studio Program activities – the Studio Program involves New Lab drawing from and applying its proprietary model “Innovation Studio” framework, researching complex challenges, convening stakeholders, building solutions, and piloting innovations, for a number of areas primarily with the intent to support regulatory wayfinding for critical innovative climate technologies and products in New York City which will reduce the City’s carbon emissions – to provide additional funds for an additional round of Innovation Studios work in partnership with the New York City Department of Transportation (“City DOT”), which will be focused on artificial intelligence (“AI”) transportation solutions: (1) identifying and selecting catalytic transportation-related AI pilots that will help achieve the City’s climate goals, (2) overseeing the deployment of three AI pilots, (3) hosting a showcase about the AI pilots featuring start-ups, NYCEDC, City DOT, and community partners, and (4) supporting AI pilot evaluation, and also to provide for an extension of the New Lab Contract term to June 2026 in order to complete project work for this additional cohort of City Innovation Studio work, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to such project work, on substantially the terms set forth in Exhibit A hereto.

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

(i) Proposed modifications with regard to the utilization of NYCEDC’s CM Contract with Gilbane Building Company to provide for CM services and procuring subcontractors for design, construction, and other related work with regard to construction of a new solar energy education center at Stuyvesant Cove Park in Manhattan, to provide additional funds for additional project work, primarily for landscape and hardscape work, related to the solar energy education center, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to such project work, on substantially the terms set forth in Exhibit A hereto.

(i) Prospect Park Vale Project

A proposed force account contract (the “MTA Force Account Contract”) with the Metropolitan Transportation Authority (“MTA”) related to the pavilion portion of the Prospect Park Vale project (the “PPV Project”) – the PPV Project includes three sub-projects in the Prospect Park Vale, located in the northeast corner of Prospect Park in Brooklyn, which include landscaping and restoration of the Lower and Upper Vale, and the construction of a functional pavilion with a comfort station for park patrons. The MTA Force Account Contract will provide for inspection, monitoring and project

coordination services during the construction of the pavilion, which will lie within 200 feet of MTA facilities, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Mr. McSpirtt concerning the items set forth in Sections 2(e) and 2(i) hereto, each involving a force account agreement, Ronald Roberts, a Project Director of NYCEDC, explained that the MTA and NYCTA calculated the estimate for a force account agreement based on the estimated duration of the project and the inspectors required for such duration. Mr. Roberts added that the duration for the Prospect Park Vale Project was approximately one year, and that the estimate was based on inspectors being there every day. It was likely that they would not be there every day and that the amount paid, therefore, would be less.

(j) Funding Agreements

(i) Proposed funding agreements with (1) Church of the Holy Apostles, (2) Saint Francis De Sales School for the Deaf in Brooklyn and (3) The Guild for Exceptional Children, Inc., or affiliates, and (ii) any needed Funding Source Agreements for these projects, on substantially the terms set forth in Exhibit C hereto.

(k) Property Management Related Services

(i) A proposed consultant contract with VIP Fire Sprinkler, Inc. to provide for full service fire suppression systems standard maintenance work and on-call and emergency inspections, repairs and other services, as needed, including, without limitation, the inspection and testing of sprinkler systems, standpipe and hose station systems, fire extinguishers, yard fire hydrants and fire pumps, and resulting work, as well as the cleaning and general maintenance of various wet and dry system components, and (ii) any needed Funding Source Agreements related to such project work, on substantially the terms set forth in Exhibit D hereto.

(l) Hunts Point Produce Market Redevelopment: Loan Fee

(i) A proposal for payment of an upfront fee to the Build America Bureau in connection with the potential Transportation Infrastructure Finance and Innovation Act or Railroad Rehabilitation & Improvement Financing loan for the Hunts Point Produce Market Redevelopment project in the Bronx, and (ii) any agreements or actions necessary in connection with such loan application fee payment, on substantially the terms set forth in Exhibit E hereto.

(m) Kaplan Kirsch LLP: Legal Retainer

A proposed legal retainer agreement with Kaplan Kirsch LLP ("Kaplan") for the provision of on-call legal services by Kaplan in connection with issues that may arise concerning interstate commerce and transportation matters, including rail and maritime transportation matters, on substantially the terms set forth in Exhibit F hereto.

(n) Holland & Knight LLP: Legal Retainer

A proposed legal retainer agreement with Holland & Knight LLP (“Holland”) for the provision of legal services to NYCEDC and the City by Holland primarily with respect to the National Environmental Policy Act (“NEPA”)/State Environmental Quality Review Act/City Environmental Quality Review review required for the Brooklyn Marine Terminal project (the “BMT Project”), including the NEPA review required for a United States Maritime Administration grant for the BMT Project, and related matters, on substantially the terms set forth in Exhibit G hereto.

Questions on Section 2(b) and 2(c) Matters

In answer to a question from Ms. Velez regarding the additional funds requested for the Hunter Roberts CM Contract in the item set forth in Section 2(c) hereto, Jessica Greenspan, an Assistant Vice President of NYCEDC, stated that the Hunter Roberts CM Contract for this project would eventually amount to approximately \$50 million for the entire project, and that currently NYCEDC was requesting to add funds only for pre-construction services.

In answer to another question from Ms. Velez regarding the additional funds requested for the 2017 Hunter Roberts FM/CM Contract in the item set forth in Section 2(b) hereto, Nicholas Wilson, a Project Manager of NYCEDC, stated that Hunter Roberts had been on-boarded and was nearing the point of starting work on the project, and that NYCEDC was requesting the additional funds necessary for Hunter Roberts to begin such project work. In answer to an additional question from Ms. Velez, Ms. Greenspan explained that these additional funds were not originally anticipated, that there were extensive delays and some increases in the scopes and quantities for the project at Lipsett Avenue, as well as some project work that NYCEDC was doing on behalf of the New York City Department of Parks and Recreation, all of which resulted in a larger-than-expected increase in the overall project amount.

Approval of Section 2 Contracts and Matters

A motion then was made to authorize the matters set forth for authorization in the Proposed Resolution sections of Exhibits A – G hereto. Such motion was seconded and approved. Mr. O’Sullivan recused himself from voting on the item set forth in Section 2(l) hereto. Ms. Velez recused herself from voting on the item set forth in Section 2(n) hereto.

3. Approvals

With respect to the items set forth in Sections 2(a) – (n) 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.

4. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved, the Executive Committee meeting was adjourned at 9:58 a.m.

Assistant Secretary

Dated: _____
New York, New York

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ATTACHMENT 1

DEFINITIONS

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| 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 |

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| 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

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
February 4, 2025

Proposed Resolution: To modify previous authorizations of the Executive Committee substantially as described herein and to authorize the President and any empowered officer to enter into any necessary agreements related thereto, including any needed Funding Source Agreements.

The proposed modifications are being undertaken on a sole source basis to the extent any procurement is being undertaken, except as indicated below with regard to the mass timber program set forth in 6 below..

| Contractor | Project Site Address(es), Borough | Amount and Type of Funds | Project Work | Proposed Modification | Last Exec. Comm. Approval and Project Code |
|--|--|---|--|---|--|
| 1. Arcadis of New York, Inc. ("Arcadis") | Financial District and South Street Seaport, Manhattan | Up to \$25,800,000; City Tax Levy funds and/or NYCEDC programmatic budget funds | A master planning effort to develop a conceptual design of a shoreline extension and a preliminary design of a first phase adaptation project (as part of the shoreline extension project) to protect against the projected impacts of climate change in the Financial District and South Street Seaport, Manhattan. | To amend the authorized type of funds for the Arcadis contract to include State and Federal funds in addition to City Tax Levy funds and/or NYCEDC programmatic budget funds and to authorize any needed Funding Source Agreements related thereto. | Approval Date: 3/15/2022 NYCEDC Project Code: 7809 |

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| 2. Hunter Roberts | Lipsett Avenue street end, Staten Island | Up to \$678,812 of City Capital Budget funds | Rehabilitation of the bulkhead at the street end of Lipsett Avenue and the portion of the street at the street end, which need rehabilitation due to serious undermining, loss of fill, and collapse of the street end. Scope includes primary filling and stabilizing all voids and undermining within the shoreline with earthen material and placing large rip rap revetment stones atop the slope and related CM services. Hunter Roberts 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 Hunter Roberts may, in turn, subcontract certain work. | To provide for up to an additional \$3,546,149 of City Capital Budget funds for CM services and construction and other work related to the project, under the Hunter Roberts 2017 FM/CM Contract. The amount provided under the contract for this project is being increased to up to \$4,224,961. | Approval Date: 4/27/2023 Project Code: 7864 |
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| <p>3. Hunter Roberts</p> | <p>Landing locations for Ollis-Class vessels: Brooklyn Cruise Terminal ("BCT") at Pier 12 in Brooklyn, NYC Ferry landing at East 34th Street in Manhattan, and NYC Ferry Landing at Long Island City Gantry Plaza State Park in Queens. Flex Barges to be deployed at various locations throughout the City (designed for East 38th St in Manhattan, Brooklyn Bridge Park Pier 6 in Brooklyn, and Homeport in Staten Island)</p> | <p>\$2,425,734 of City Capital Budget funds and Federal Transit Administration ("FTA") funds</p> | <p>CM, construction, planning, procurement and oversight services, and other construction-related services, for resiliency and other upgrades to three vessel landing sites and the construction of two flex barges, that can be used by Ollis-Class vessels in emergencies and in the event of a disruption of the regional transportation network, and necessary appurtenances.</p> | <p>To provide for up to an additional \$2,408,405 of City Capital Budget funds and Federal FTA funds for the CM Contract with Hunter Roberts for this project, bringing the total authorized amount of such contract to up to \$4,834,139. Additional funds are needed to advance the pre-construction services needed for the flex barges and BCT projects, including cost estimating, constructability review, scheduling, and the bidding and procurement process.</p> | <p>Approval Date: 2/6/2024</p> <p>Project Code: 10454</p> |
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| <p>4. Quennell Rothschild & Partners Landscape Architects, LLP ("QRP") formerly named Quennell Rothschild & Partners, LLP</p> | <p>The parks: Academy Street and West 208th Street North Cove, Inwood, Manhattan, and a tie in to the Manhattan Greenway along 10th Avenue. See attached map, which is modified from the previous Executive Committee authorization.</p> | <p>Up to \$5,000,000 of City Capital Budget funds.</p> | <p>Design and engineering services and related services during construction, related to (1) two parks to be constructed, including stabilization and rehabilitation of shorelines at the parks, at a portion of Academy Street and North Cove in the Inwood neighborhood of Manhattan, and (2) a tie-in to the Manhattan Greenway along 10th Avenue by Sherman Creek.</p> | <p>To provide up to an additional \$450,000 of City Capital Budget funds for the QRP contract, bringing the total authorized amount of the contract to up up to \$5,450,000. In addition, the previous authorization is clarified that the services with regard to the parks will include design and engineering services in addition to landscape design services and with regard to the Greenway will include design and engineering services..</p> | <p>Approval Date: 5/8/2019</p> <p>Project Code: 7704</p> |
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| <p>5. New York City Transit Authority (“NYCTA”)</p> | <p>Bowling Green Station, Manhattan</p> | <p>Up to \$200,000 of City Capital Budgety funds</p> | <p>An agreement for force account and related services pursuant to which NYCTA will undertake inspection, monitoring and project coordination services to ensure that the Bowling Green subway station is not damaged during work for the Lower Manhattan Coastal Resiliency-The Battery project</p> | <p>To increase the authorized amount for the force account agreement by up to an additional \$300,000 of City Capital Budget funds (bringing the total authorized amount of the NYCTA contract to up to \$500,000) and to provide thatt any needed Funding Source Agreements may be entered into</p> | <p>Approval Date: 6/18/24</p> <p>Project Code: 7788</p> |
| <p>6. Grant recipients and a consultant_</p> <p><u>Previous Consultant:</u> AIA New York State Inc. (“AIA”)</p> <p><u>Proposed Consultant:</u> Wood Products Council (“WoodWorks”)</p> | <p>Citywide</p> | <p>Up to \$250,000, of which up to \$20,000 was for a consultant contract for promotional activities and the balance for grants.</p> <p>The source of the previously approved funds was NYCEDC programmatic budget funds, which were reimbursed as</p> | <p>In the first phase of the program, NYCEDC distributed grants of up to \$25,000 each for use by design teams integrating mass timber in New York City-based construction projects. A publicly advertised request for applications (using the competitive sealed proposals method of procurement under NYCEDC’s annual contracts with the City) was used to select the grant recipients.</p> | <p>To provide up to \$220,000 of additional funds for a new phase of the program, of which up to \$20,000 will be for a consultant contract with Woodworks (selected through a micro-purchase) for technical support and the balance used for grants distributed by NYCEDC.</p> | <p>Approval Date: 6/13/ 2023</p> <p>Project Code: 10474-0</p> |

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| | | <p>follows: (1) \$125,000 by the United States Forest Service (the "Forest Services"), (2) \$75,000 by City Tax Levy funds and (3) \$50,000 by Softwood Lumber Board.</p> | <p>AIA, retained by NYCEDC through a micro-purchase, provided promotional activities related to the program, including holding events and highlighting the program to architects in the City.</p> <p>The goal of the program is the adoption of mass timber practices in the City. The Mayor's Office of Climate and Environmental Justice co-leads the program. Woodworks provided technical assistance to the awarded design teams (at no cost to NYCEDC) in the first phase of the program.</p> <p>-</p> | <p>The source of the additional funds will be (1) \$100,000 of NYCEDC programmatic budget funds, which are anticipated to be reimbursed as follows: (a) \$50,000 by the Forest Service, and (b) \$50,000 by the Softwood Lumber Board, and (2) \$120,000 of NYC Public Utility Service ("NYCPUS") funds.</p> <p>NYCEDC will use approximately \$200,000 of the additional funds (1) to distribute grants of up to \$25,000 each for up to 7 mass timber projects through a publicly advertised request for applications (using the competitive sealed proposals method of procurement under NYCEDC's annual</p> | |
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| | | | | contracts with the City to select the grant recipients), and (2) to distribute a grant of up to \$25,000 using NYCPUS funds to the developer (or an affiliated entity) of the Stapleton North Shore Residential Development which is being selected pursuant to an RFP. | |
| 7. New Lab, LLC ("New Lab") | Citywide | Up to a total of \$13,769,240 for (a) a contract with New Lab for Studio Program (described herein) activities, Urban Technology Growth Hub ("Growth Hub") activities, and Venture Access NYC Founder Fellowship ("Founder Fellowship") activities, and (b) a contract with Grand Central Technology | Some of the tasks performed by New Lab as part of its contract with NYCEDC involve the Studio Program. The Studio Program involves New Lab drawing from and applying its proprietary model "Innovation Studio" framework, researching complex challenges, convening stakeholders, building solutions, and piloting innovations, for a number of areas primarily with the intent to support regulatory wayfinding for | (1) To amend the New Lab contract to provide an additional round of Innovation Studios work in partnership with City DOT, which will be focused on AI transportation solutions: (i) identifying and selecting catalytic transportation-related AI pilots that will help achieve the City's climate goals; (ii) | Approval Date: 11/7/2024 Project Code: 6092 |

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| | | <p>Accelerator LLC (“Grand Central”) for Growth Hub and Founder Fellowship activities.</p> | <p>critical innovative climate technologies and products in New York City, which will reduce the City’s carbon emissions.</p> <p>Among its Innovation Studios activities, Newlab currently runs an Innovation Studio in partnership with City DOT focused on e-micromobility alongside NYCEDC’s provision of sites for piloting e-micromobility solutions . As part of the e-micromobility Innovation Studios work, New Lab is, in collaboration with City DOT, drawing from and applying the Innovation Studio framework to assist City DOT and NYCEDC by providing information that reduces the risk in future transportation investments, developing policymaking collaborations to improve the conditions of the City’s surface transportation network.</p> | <p>overseeing the deployment of three AI pilots; (iii) hosting a showcase about the AI pilots featuring starts-up, NYCEDC, City DOT, and community partners; and (iv) supporting AI pilot evaluation.</p> <p>(2) To provide up to an additional \$930,000 of City Tax Levy funds made available by City DOT for the New Lab contract for the new AI pilot work (bringing the total authorized amount for NYCEDC’s contracts with New Lab and Grand Central to up to \$14,699,240).</p> <p>(3) To extend the New Lab contract term to June 2026 in order to complete project work for this</p> | |
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| | | | | additional cohort of City DOT Innovation Studio work. | |
| 8. Gilbane | Solar 2 facility at Stuyvesant Cove Park, Manhattan | Up to \$16,542,220 of City Capital Budget funds, NYCEDC programmatic budget funds, and State funds for work related to the Stuyvesant Cove Park under NYCEDC's CM Contract with Gilbane. | Design, construction, and other related work with regard to construction of a new solar energy education center. Gilbane is providing CM services and procuring subcontractors for the Project Work in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contract with the City. Subcontractors retained by Gilbane may, in turn, subcontract certain work | To provide up to an additional \$2,573,323 of City Capital Budget funds and possibly NYCEDC programmatic budget funds for the Gilbane contract, primarily for landscape and hardscape work related to the solar energy center, bringing the total authorization for Project Work through the Gilbane contract to up to \$19,115,543. | Approval Date: 09/27/2024 Project Code: 6652 |

Relevant Staff: 1. Alexis Taylor, Vice President, Neighborhood Strategies
Judah Asimov, Assistant Vice President, Neighborhood Strategies
Yasira Mena, Assistant Vice President, Planning
Caroline Nguyen, Senior Counsel, Legal

2. Nicholas Wilson, Project Manager, Asset Management Design & Construction

Jessica Greenspan, Assistant Vice President, Asset Management Design & Construction
Gregory Dixon, Vice President, Asset Management Design & Construction
Ian Taylor, Senior Vice President, Asset Management Design & Construction
Mike Barone, Senior Counsel, Legal

3. Jessica Greenspan, Assistant Vice President, Asset Management Design & Construction
Gregory Dixon, Vice President, Asset Management Design & Construction
Ian Taylor, Senior Vice President, Asset Management Design & Constructio
Mary Adams, Senior Counsel, Legal

4. Dennis Caramante, Project Director, Capital Program
Jennifer Steacy, Vice President, Captial Program
Brian Larsen, Senior Vice President, Capital Program
Mary Adams, Senior Counsel, Legal

5. Jennifer Cass, Senior Vice President, Capital Program
Kathleen Chan , Vice President, Capital Program
Michael Barone, Senior Legal Counsel

6. Gizem Karagoz, Senior Project Manager, Innovation Industries
Jesse Weiss, Assistant Vice President, Innovation Industries
Nicole Spina, Vice President, Innovation Industries
James Higgens, Senior Counsel, Legal
Deborah Bindler, Senior Counsel, Legal

7. Jesse Weiss, Assistant Vice President, Innovation Industries
Nicole Spina, Vice President, Innovation Industries
Kyle Joyce, Counsel, Legal

8. Alyssa Fernandes, Project Director, Capital Program
James Bennett, Vice President, Capital Program
Jennifer Cass, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Academy Street and North Cove Item



EXHIBIT B

**PROSPECT PARK VALE
Executive Committee Meeting
February 4, 2025**

Project Description: The Prospect Park Vale Project involves three sub-projects that are located in the Prospect Park Vale that is in the northeast corner of Prospect Park in Brooklyn. The project focuses on the restoration and enhancement of an approximately 8-acre section of the Prospect Park Vale in the heart of Prospect Park’s northeast corner. The project includes three contiguous sub-projects in the Vale, which are landscaping and restoration of the Lower and Upper Vale, and the construction of a functional pavilion with a comfort station for park patrons.

Borough: Brooklyn

Type of Contracts: Force account contract and Funding Source Agreement(s)

Amount to be Approved: Up to \$429,945

Type of Funds: City Capital Budget funds being made available by City Parks

Procurement Method: Sole source

Agreements to be Approved: Force account contract (the “MTA Force Account Contract”) with the Metropolitan Transportation Authority (“MTA”) related to the pavilion portion of the Prospect Park Vale Project

Scope of Work: The MTA Force Account Contract will provide for inspection, monitoring and project coordination services during the construction of the pavilion that is part of the Prospect Park Vale Project and will lie within 200 feet of MTA facilities.

Proposed Resolution: To authorize the President and any empowered officer to enter into the MTA Force Account Contract, any needed Funding Source Agreements, and any needed amendments to these agreements, substantially as described herei.

Relevant Staff: Ronald Roberts, Project Director, Capital Program
Naomi Ocko, Vice President, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Mary Adams, Senior Counsel, Legal

Project Code: 10674

Prospect Park Vale

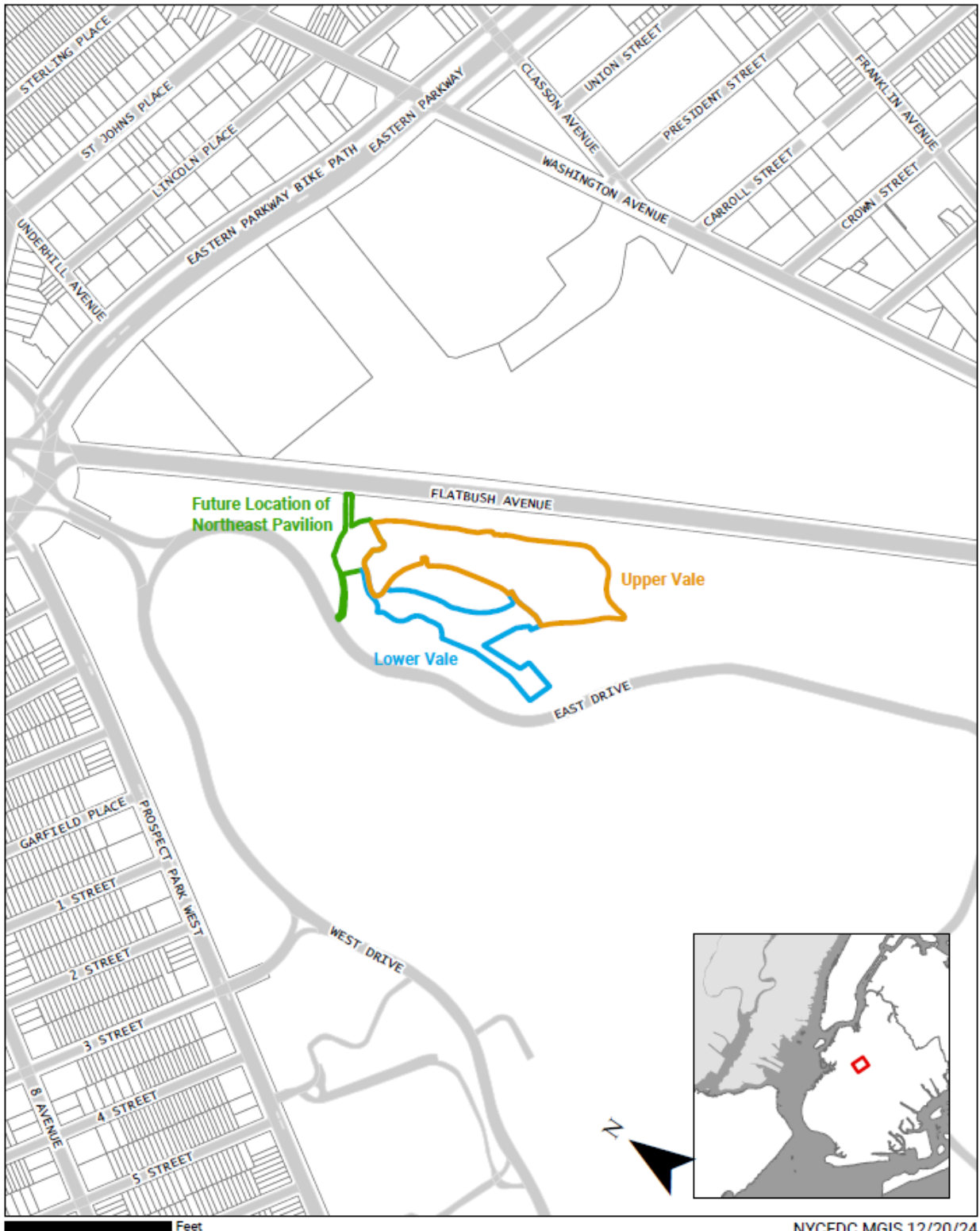


EXHIBIT C

FUNDING AGREEMENTS
Executive Committee Meeting
February 4, 2025

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

| Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor) | Project Site Addresses Borough | Source or Type of New NYCEDC Funds | Amount Under New Agreement/ Amendment | Application of Funds |
|--|---|---|--|---|
| (1) Church of the Holy Apostles – Funding Agreement | 296 9 th Avenue, Manhattan, New York | City Capital Budget funds made available by the City Council | Up to \$1,500,000 | To fund a portion of the cost of improving the accessibility of the Church’s Mission House, adding a new ADA compliant elevator, and upgrading HVAC and plumbing and fire safety systems. This project has no M/W/DBE goal. |
| (2) Saint Francis De Sales School for the Deaf in Brooklyn, a not-for-profit corporation – Funding Agreement | 260 Eastern Parkway, Brooklyn, New York | City Capital Budget funds made available by the City Council and the Brooklyn Borough President | Up to \$2,769,000 | To fund a portion of the cost of renovations to the school’s facility at 260 Eastern Parkway that will replace the existing non-functional boiler system with a new electronic boiler system and related work. This project has no M/WDBE goal. |

| | | | | |
|---|--|---|--------------------------|---|
| <p>(3) The Guild for Exceptional Children, Inc., a not-for-profit corporation – Funding Agreement</p> | <p>260 68th Street, Brooklyn, New York</p> | <p>City Capital Budget funds made available by the City Council</p> | <p>Up to \$3,386,000</p> | <p>To fund a portion of the cost of renovations to the site of the organization’s facility that contains its principal office and its Day Habilitation Program, which provides 70 adults with severe, moderate, and mild cognitive and physical challenges with an array of volunteer and work preparation activities, and aims to increase independence, inclusion within a variety of community settings, and productivity. The renovations will improve the site’s interior operational capabilities to better serve the community. This project has a 25% M/WBE goal.</p> |
|---|--|---|--------------------------|---|

NYCEDC Project Codes: (1) 10661, (2) 10800, (3) 11169

Relevant Staff: (1) Dante Panora, Project Manager; (2), (3) Dylan Benton, Project Manager

Description of Contractors

- (1) **Church of the Holy Apostles** is a church that operates a Mission House for nonsectarian social welfare initiatives. These initiatives include a soup kitchen with a robust food pantry, a monthly Sunday Supper, and a meal outreach program that delivers bagged lunches to people and organizations in the Midtown Manhattan area. In addition to meals and groceries, guests have access to social services and workshops that help them navigate toward improved health, housing and jobs.

- (2) **Saint Francis De Sales School for the Deaf in Brooklyn** is a nonsectarian school serving deaf, deafblind, and deaf with additional/multiple disabilities students in the Crown Hights section of Brooklyn. The school's focus is on developing students' strengths and supporting them in achieving their goals as independent readers, writers, and communicators. In addition to serving students, the school also provides a range of programs that focus on the immediate needs of students' families.

- (3) **The Guild for Exceptional Children, Inc.** is a not-for-profit organization that provides person-centered and individually tailored programs, support and services for all New Yorkers living with developmental disabilities.

EXHIBIT D

PROPERTY MANAGEMENT RELATED SERVICES
Executive Committee Meeting
February 4, 2025

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

The proposed fire suppression systems contract has been procured through a competitive RFP.

| Contractor Name and Agreement / Amendment (the agreement may be with the named contractor or an affiliate of the named contractor) | Project Site Address(es), Borough | Amount Under New Agreement/ Amendment and Type of Funds | Project Work | Project Code | Last Exec. Comm. Approval |
|---|---|--|--|---------------------|----------------------------------|
| VIP Fire Sprinkler, Inc.- Citywide fire suppression systems maintenance, repair, and emergency services contract | Properties owned and/or managed by NYCEDC, Citywide | Up to \$5,000,000 of NYCEDC programmatic budget funds | Full service fire suppression systems standard maintenance work and on-call and emergency inspections, repairs and other services, as needed. Scope will include, without limitation, the inspection and testing of sprinkler systems, standpipe and hose station systems, fire extinguishers, yard fire hydrants and fire pumps, and resulting work, as well as the cleaning and general maintenance of various wet and dry system components. M/WBE Goal: 5% | 9610 | N/A |

Relevant Staff: Steven Bettencourt, Vice President, Asset Management Property Operations
Julian Rifai, Vice President, Asset Management Property Operations
Emily De Vito, Senior Vice President, Asset Management Property Operations
Candace Chung, Senior Counsel, Legal

EXHIBIT E

HUNTS POINT PRODUCE MARKET REDEVELOPMENT: LOAN FEE
Executive Committee Meeting
February 4, 2025

Project Description: Payment of an upfront fee to the Build America Bureau in connection with the potential Transportation Infrastructure Finance and Innovation Act (“TIFIA”) or Railroad Rehabilitation & Improvement Financing (“RRIF”) loan for the Hunts Point Produce Market Redevelopment project in the Bronx

Type of Contract: Any agreement or agreements with the Build America Bureau in connection with the loan application fee payment

Amount to be Approved: Up to \$1,000,000 for the loan application fee

Type of Funds: NYCEDC programmatic budget funds anticipated to be reimbursed by City and/or State funds

Procurement Method: Sole source

Scope of Work: NYCEDC is exploring the path to obtaining a federal TIFIA or RRIF loan to support the Hunts Point Produce Market redevelopment. The Build America Bureau’s creditworthiness review of TIFIA and RRIF loan applications requires applicants to pay an upfront fee primarily to cover costs for the Build America Bureau to procure and engage outside financial and legal advisors. The financial advisor will assist the Build America Bureau with the financial and credit risk assessment of the project and the outside legal counsel will assist the Build America Bureau with the review of project details and preparation of loan related documents.

Proposed Resolution: To authorize the President and any empowered officer to make the payment to the Build America Bureau, substantially as described herein, and to enter into any agreements and take any actions necessary in connection with the loan application fee payment

Relevant Staff: Jeanny Pak, Chief Financial Officer
Samuel Cohen, Vice President and Chief of Staff, Planning
Matthew Furlong, Senior Vice President, Real Estate Transaction Services
Kevin Dunlevy, Vice President, Real Estate Transaction Services
Stephen Aly, Senior Associate, Real Estate Transaction Services
Katie Hermann, Senior Counsel, Legal

Project Code: 11168

EXHIBIT F

KAPLAN KIRSCH LLP LEGAL RETAINER
Executive Committee Meeting
February 4, 2025

Project Description: Provision of on-call legal services by Kaplan Kirsch LLP (“Kaplan”) in connection with issues that may arise concerning interstate commerce and transportation matters, including rail and maritime transportation matters

Type of Contract: Legal retainer agreement

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

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: Public RFP

Agreement to be Approved: Legal retainer agreement with Kaplan for Project services (the “Agreement”)

Scope of Work: In connection with NYCEDC’s role assisting the City with the development of and management of certain industrial, commercial, waterfront, maritime, rail freight and intermodal transportation properties, including many of the City’s marine terminals, rail lines and rail yards, and much of the City’s wharf property, marginal streets and lands under water, NYCEDC from time to time requires services from outside counsel to assist with strategic and legal advice, including with respect to federal regulations, advocacy before relevant administrative agencies and litigation.

NYCEDC has retained outside counsel to assist with Project services since 2000, including retaining Kaplan and its predecessor firm for Project services. As NYCEDC continues to have a need for outside counsel with this expertise, NYCEDC released a new RFP for Project services in 2024. Kaplan has extensive familiarity with NYCEDC’s projects and legal issues and has performed excellent work to date.

Kaplan will be paid at the following rates per hour: \$725 for partners, \$600 for counsel, \$525 for associates with 6 or more years of experience, \$450 for associates with 3 or more but less than 6 years of experience, and \$300 for associates with less than 3 years of experience. Kaplan will also be reimbursed for paralegals at the rate of \$180 per hour and for certain other expenses. These rates will be subject to three percent increases on the third, sixth and ninth anniversaries of the Agreement. The City’s Law Department has approved the rates and retention of Kaplan for Project services.

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

Relevant Staff: Meredith Jones, General Counsel, Legal
Kelly Russotti, Senior Counsel, Legal

NYCEDC Project Code: 10909

EXHIBIT G

HOLLAND & KNIGHT LLP-LEGAL RETAINER
Executive Committee Meeting
February 4, 2025

Project Description: Provision of legal services to NYCEDC and the City by Holland & Knight LLP (“Holland & Knight”), pursuant to a legal retainer agreement entered into by NYCEDC and Holland & Knight (the “Retainer Agreement”), primarily with respect to the NEPA/SEQRA/CEQR review required for the Brooklyn Marine Terminal project (the “BMT Project”), including the NEPA review required for a United States Maritime Administration (“MARAD”) grant for the BMT Project, and related matters

Type of Contract: Legal retainer agreement

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

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: NYCEDC received proposals from four firms and interviewed three. It selected Holland & Knight due to (a) Holland & Knight’s experience with the specialized practice area of NEPA review, (b) the expedited timeline of the BMT Project due to deadlines with associated Federal grant funds and (c) Holland & Knight’s familiarity with NEPA review with MARAD acting as Federal lead agency. Under NYCEDC’s annual contracts with the City, the procurement is technically considered to be sole source because, although competitive, it did not precisely line up with a procurement method in the annual contracts.

Agreement to be Approved: A legal retainer agreement with Holland & Knight for Project services (the “Agreement”)

Scope of Work: Legal services related to the BMT Project, primarily consisting of services with regard to advice on the environmental review approach for the BMT Project and with regard to the NEPA/SEQRA/CEQR review required for the BMT Project, including the NEPA review required for the MARAD grant, and guidance on aligning the environmental review for the BMT Project with the review for other neighboring projects, and related matters.

Holland & Knight will charge the following rates per hour: \$750 for partners and one senior counsel, \$600 for Senior Associates (more than 4 years of experience), and \$200 for paralegals. The firm will not staff junior associates (less than 4 years of experience) on this engagement. Holland & Knight may also be reimbursed for certain expenses, including, if needed, costs of third party experts. Pursuant to its role under NYCEDC's annual contracts with the City, the City's Law Department has approved the rates and retention of Holland & Knight for this work.

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

Relevant Staff: Meredith Jones, General Counsel, Legal
Robert LaPalme, Assistant General Counsel, Legal
Katie Hermann, Senior Counsel, Legal
Rebecca Gafvert, Senior Vice President, Land Use
Brooke Wieczorek, Senior Vice President, Land Use

NYCEDC Project Code: 10815