



NOTICE OF REGULAR MEETING OF THE EXECUTIVE COMMITTEE
OF NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
March 18, 2025

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation (“NYCEDC”) will be held at 9:00 a.m. on Tuesday, March 18, 2025, in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York. The agenda for the meeting is as follows:

- I. Approval of Minutes of the February 4, 2025 Regular Meeting of the Executive Committee
- II. Contracts and Other Matters
 - Presentation on *Economic Mobility Strategy*
 - Broadway Junction Public Realm Improvements: Streetscape
 - Waterfront Pathways Program (formerly Waterfront and Offshore Wind M/W/DBE Training Program)
 - NYC Catalyst Fund: Open Opportunity Fund
 - Modifications to Previous Authorizations:
 - On-Call Hazmat Retainer Services
 - Fuel Hedging Advisory Services
 - NYC Ferry Operating Agreement
 - Homeport Pier and Substation
 - East River Esplanade Sections and 107th Street Pier
 - On-Call Plumbing Services
 - Essex Market
 - Design and Related Consulting Services for Buildings A and C at MiNY Campus
 - Venture Access NYC Pledge & Survey
 - Workforce Development Programs
 - Property Management Related Services:
 - Landscaping Services
 - Cleaning Services
 - Station Plaza Business Relocation Services
 - NYC x DESIGN Reimbursement Agreement
 - FIFA 2026 World Cup Host Committee Agreement
- III. Such other business as may properly come before the meeting

New York, New York
Dated: March 14, 2025

Mark Silversmith
Assistant Secretary



MEETING OF
THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
March 18, 2025

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DEFINITIONS

Apple	Apple Industrial Development Corp.
Armand	Armand Corporation d/b/a Armand of New York
BAT	Brooklyn Army Terminal
Bovis	Bovis Lend Lease LMB, Inc.
CDBG	Federal Community Development Block Grant
CDBG-DR Funds	Federal Community Development Block Grant-Disaster Recovery Program funds
CEQR	City Environmental Quality Review process
City DEP	New York City Department of Environmental Protection
City DOT	New York City Department of Transportation
City Parks	New York City Department of Parks and Recreation
City Planning	New York City Department of City Planning or City Planning Commission
CM	A construction manager
CM Contract	A construction management contract
DCAS	New York City Department of Citywide Administrative Services
EIS	Environmental Impact Statement
ESDC	New York State Urban Development Corporation d/b/a Empire State Development Corporation
FEMA	Federal Emergency Management Agency
FM	A facilities manager
FM/CM Contract	A facilities management/construction management contract
Funding Source Agreement	Any agreement necessary to obtain funds for the Project, including IDA Agreements
Gilbane.....	Gilbane Building Company
HDC	New York City Housing Development Corporation
HPD	New York City Department of Housing Preservation and Development
Hunter Roberts	Hunter Roberts Construction Group, L.L.C.
IDA	New York City Industrial Development Agency
IDA Agreement	Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work
LiRo	LiRo Program and Construction Management, PE P.C.
LMDC	Lower Manhattan Development Corporation
McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack
MOU	A memorandum of understanding

NYCEDC	New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.
NYCHA	New York City Housing Authority
NYCLDC	New York City Land Development Corporation
Noble Strategy	Noble Strategy NY Inc.
OMB	New York City Office of Management and Budget
Port Authority	The Port Authority of New York and New Jersey
RFP	Request for Proposals
Sanitation	New York City Department of Sanitation
SBS	New York City Department of Small Business Services
SEMO	New York State Emergency Management Office
SEQR	State Environmental Quality Review process
Skanska	Skanska USA Building Inc.
State DEC	New York State Department of Environmental Conservation
State DOS	New York State Department of State
State DOT	New York State Department of Transportation
State Parks	New York State Office of Parks, Recreation and Historic Preservation
Tishman	Tishman Construction Corporation of New York
Turner	Turner Construction Company
ULURP	Uniform Land Use Review Procedure



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

DRAFT

ATTACHMENT 1

DEFINITIONS

Apple	Apple Industrial Development Corp.
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CDBG	Federal Community Development Block Grant
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LMDC	Lower Manhattan Development Corporation
McKissack	The McKissack Group, Inc. d/b/a McKissack & McKissack

MOU	A memorandum of understanding
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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
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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

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>

		<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

		<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

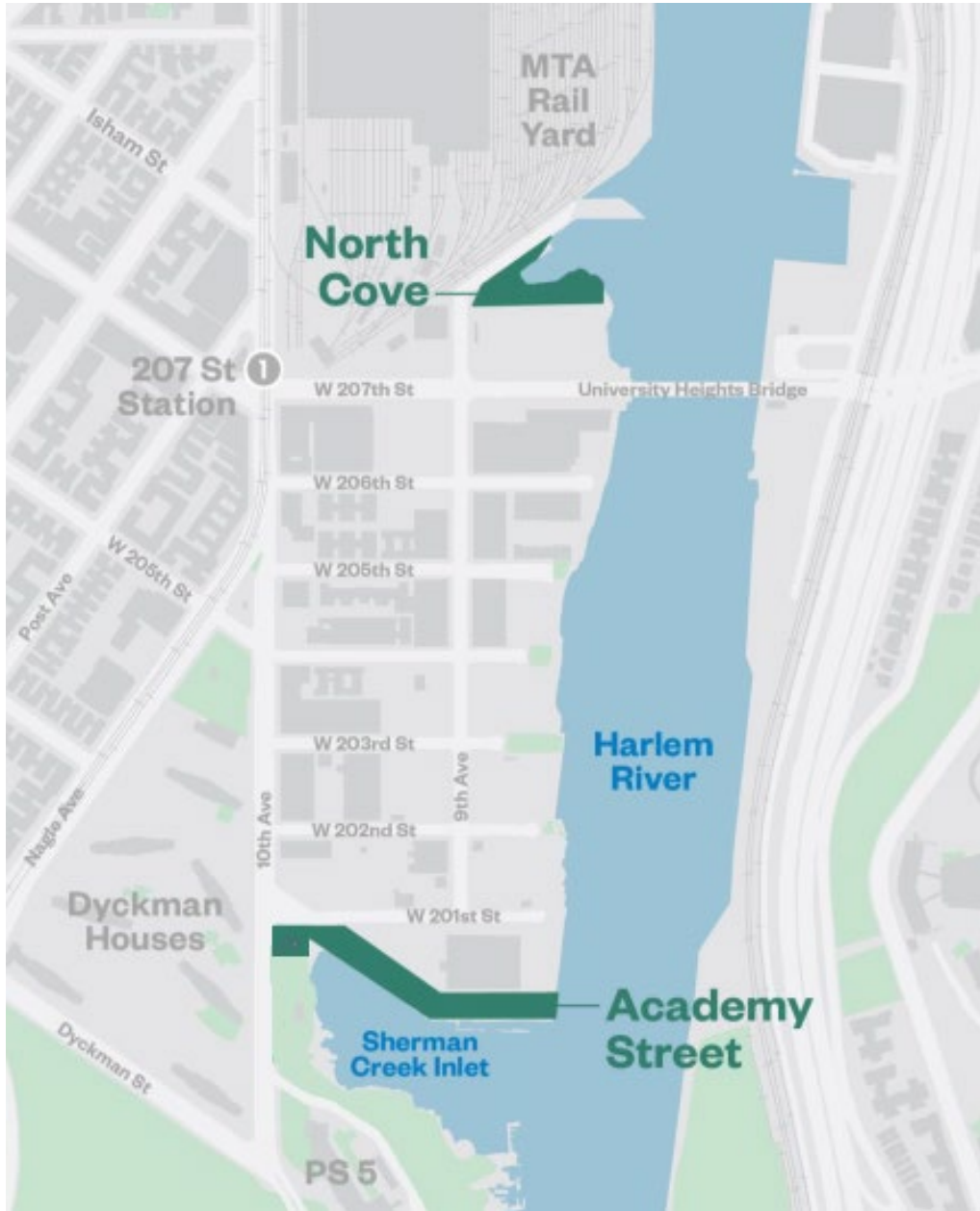


EXHIBIT B

**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

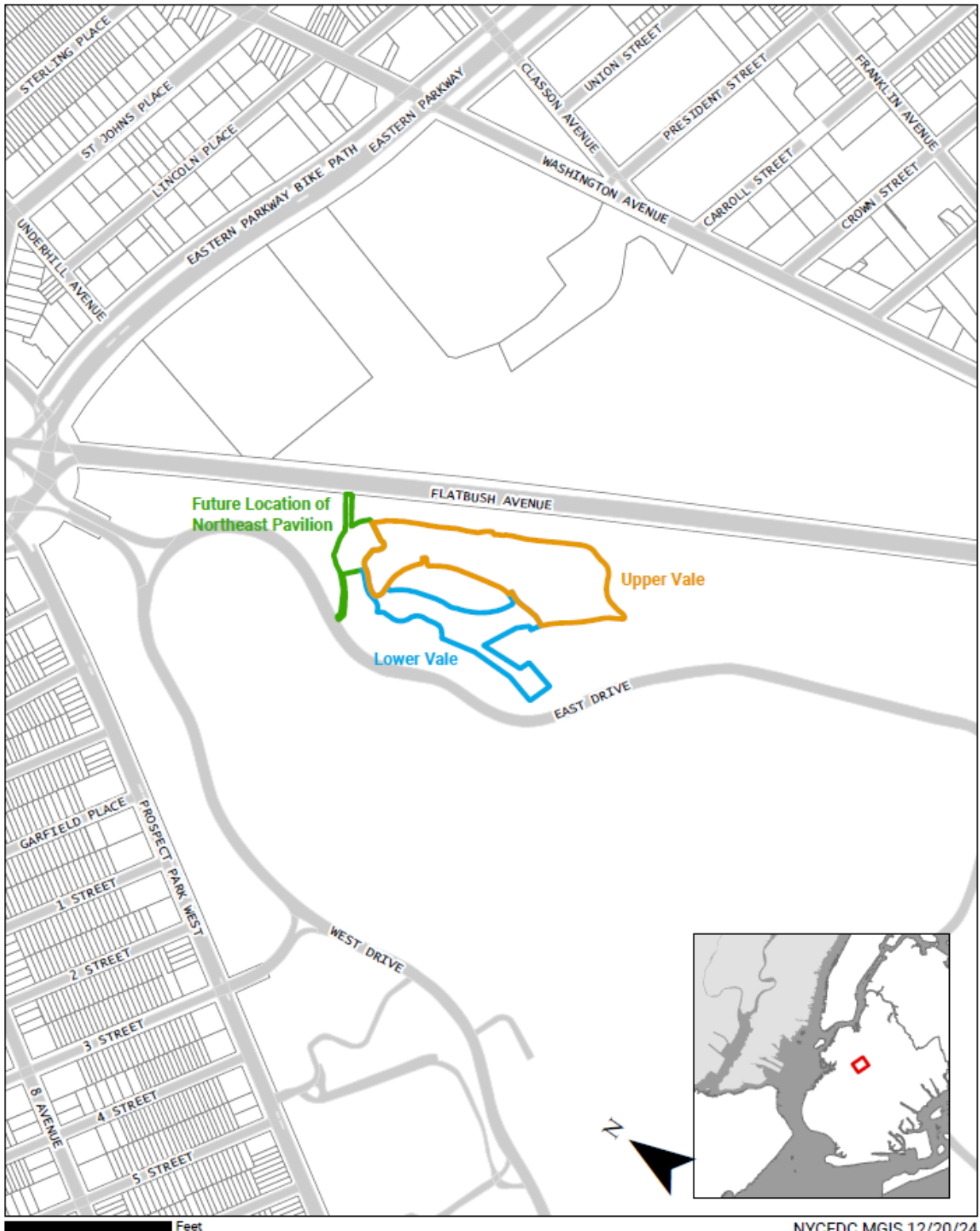
Scope of Work: The MTA Force Account Contract will provide for inspection, monitoring and project coordination services during the construction of the pavilion that is part of the Prospect Park Vale Project and will lie within 200 feet of MTA facilities.

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



NYCEDC MGIS 12/20/24

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>
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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

**BROADWAY JUNCTION PUBLIC REALM IMPROVEMENTS: STREETSCAPE
Executive Committee Meeting
March 18, 2025**

Project Description: The design and construction of Broadway Junction Public Realm Improvements, which include streetscape improvements around Broadway Junction Station Complex primarily at (1) Van Sinderen Avenue between Atlantic Avenue and Fulton Street and (2) Broadway between Jamaica Avenue and Truxton Street.

Borough: Brooklyn

Type of Contracts: A consulting engineer contract, a design-build contract, force account agreement(s), a special inspections contract, and any needed Funding Source Agreements for the Project.

Amount to be Approved: Up to \$47,000,000 in the aggregate for the Project, of which it is anticipated that approximately \$12,000,000 will be used for the consulting engineer contract, approximately \$725,000 will be used for special inspection services, either through a new contract or for services under an existing special inspections retainer contract, approximately \$750,000 will be used for one or more force account agreements, and all or most of the remaining balance will be used for the design-build contract.

Type of Funds: City Capital Budget funds and Federal funds

Procurement Method: Publicly advertised RFPs for the consulting engineer contract and, if a new special inspections contract is to be used, the special inspections contract; a two stage competitive sealed proposal procurement using a publicly advertised RFQ and targeted RFP for the design-build contract; and sole source for the force account agreement(s). The specific contractor for the special inspections contract, the design-build contract and any force account agreement in addition to a force account agreement with the Metropolitan Transportation Authority and/or an affiliated entity ("MTA") will be approved by the President or an Executive Vice President of NYCEDC.

Agreements to be Approved:

- A consultant contract and any necessary amendments thereto (the “Consulting Engineer Contract”) with NV5 New York - Engineers, Architects, Landscape Architects and Surveyors (the “Consulting Engineer”) to provide consulting engineer, resident engineer, and related services for the Project;
- A design-build contract and any necessary amendments thereto (the “Design-Build Contract”) with the selected design-builder (the “Design-Builder”) to provide design-build and related services for the Project, including design, construction, and post-construction services;
- A special inspections contract and any necessary amendments thereto (the “Special Inspections Contract”) for the Project, if a new agreement is being entered into;
- One or more force account agreements and any necessary amendments thereto (the “Force Account Agreement(s)”) to be entered into with: (1) the MTA to provide project accommodation and related services as a result of Project work in proximity to neighboring subway tunnels, and (2) any utilities, governmental or quasi-governmental entities that require project accommodation and related services as a result of Project work; and
- Any needed Funding Source Agreements.

Scope of Work: In partnership with the City DOT, the Project will provide for design, construction and related services for the Broadway Junction Public Realm Improvements around Broadway Junction Station Complex primarily at (1) Van Sinderen Avenue between Atlantic Avenue and Fulton Street, and (2) Broadway between Jamaica Avenue and Truxton Street. The streetscape design will be advanced by the Consulting Engineer to a schematic level, or approximately thirty-percent design completion (the “Schematic Design”). NYCEDC will then include as part of the public design-build procurement for a Design-Builder, the Schematic Design, which the Design-Builder will use to complete the design and construction of the Broadway Junction Public Realm Improvements. The improvements may include, without limitation, improvements to lighting, redesigned intersections, repaved roadways and sidewalks, improved storm drainage, plantings, wayfinding and potentially bicycle lanes. During the design and construction of the Project, the Consulting Engineer will provide resident engineering services.

It is anticipated that a portion of the \$47,000,000 for which approval is sought in this item may be used for the Project for other small contracts that are of a size that does not require Executive Committee approval and/or to fund Project work under other existing retainer agreements, including the possible use of the existing special inspections retainer, up to the remaining amount for which those retainers have been previously authorized.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Consulting Engineer Contract, the Design-Build Contract, the Special Inspections Contract, the Force Account Agreement(s), any needed Funding Source Agreements, and any needed amendments to these agreements or other related

documents, and to make other Project expenditures, substantially as described herein

Relevant Staff: Qiyi Li, Assistant Vice President, Capital Program
James Bennett, Vice President, Capital Program
Jennifer Cass, Senior Vice President, Capital Program
Candace Chung, Senior Counsel, Legal

Project Code: 7338

**WATERFRONT PATHWAYS PROGRAM (FORMERLY WATERFRONT AND OFFSHORE
WIND M/W/DBE TRAINING PROGRAM)
Executive Committee Meeting
March 18, 2025**

Project Description: The aim of this request is to expand on the design and operation of the Waterfront Pathways Program (the “Program”), formerly known as the Waterfront and Offshore Wind M/W/DBE Training Program. The Program proactively increases minority, women owned business enterprises (“M/WBE”), and possibly disadvantaged business enterprises (“DBEs”), participation in the marine construction, waterfront development and offshore wind industries by providing capacity building and supportive resources to certified M/WBEs and possibly certified DBEs. This is accomplished through the provision of tailored training, business development support, technical assistance, an apprenticeship program and exposure to industry-specific expertise that equips participating firms with critical skills and insights into the marine construction, waterfront development and offshore wind industries, while facilitating key networking opportunities with industry leaders and stakeholders.

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

Amount to be Approved: Up to \$1,782,000

Type of Funds: NYCEDC programmatic budget funds and/or IDA funds

Procurement Method: Publicly advertised RFP

Agreement to be Approved: A contract (the “Training and Business Development Contract”) with Renee Sacks Associates, Inc. d/b/a Sacks Communications to provide services related to the Program substantially as described below. The contract shall have approximately an initial three year term plus an option for NYCEDC to extend the contract for an additional year.

Scope of Work: Sacks Communications and its subconsultants will provide training and technical assistance to Program participants to assist them in accessing certifications, specialty trainings, and resources specific to working in marine construction, waterfront development and offshore wind industries. The Program will help M/WBEs and possibly DBEs grow their business and will guide the expansion of their workforce capacity to ensure in-house expertise in this sector. This can lead to contracting opportunities in the marine construction, waterfront development and offshore wind industries.

Sacks Communications' services will include (but will not be limited to):

Task 1: Recruitment, Application Review, and Program Administration. Sacks Communications will primarily target M/WBEs based in and/or registered with the City or New York State, and possibly DBEs, that are currently operating in or seeking to pivot to service the growing marine construction, waterfront development and offshore wind industries.

Task 2: Development and delivery of training curriculum and additional modules/cohorts at the direction of NYCEDC. Sacks Communications will develop and implement a curriculum focused on workforce and business training to firms pivoting into the marine construction, waterfront development and offshore wind industries.

Task 3: Technical Assistance Delivery. Sacks Communications will provide technical assistance to Program participants, as requested by Program participants to assist with project-specific issues, which may include, but will not be limited to: Opportunity Assistance, Paperwork Assistance, Specialized Technical Assistance (Legal, Bonding, Certifications), Business Operations Assistance, and Financial Management Assistance

Task 4: Data Collection and Metric Reporting. NYCEDC intends to report on the outcomes of the Program as they relate to the goals of the Program. Sacks Communications will lead collection of data and provide raw data to NYCEDC.

Task 5: Management of Apprenticeship Program. NYCEDC intends to launch an apprenticeship program to assist in the facilitation of project experience on marine construction, waterfront development and offshore wind industries for M/WBEs and possibly DBEs. When launched, the apprenticeship program will be offered to Program participants and a select pool of contractors determined by NYCEDC.

Certain of the above services will be performed by subconsultants of Sacks Communications.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Training and Business Development Contract with Renee Sacks Associates, Inc.d/b/a Sacks Communications for services substantially as described herein and any needed Funding Source Agreements and to exercise the one year option to extend the contract and enter into any related agreement

Relevant Staff: Jashawn Frederick, Vice President, Opportunity M/W/DBE
Betsy Hu, Program Manager, Opportunity M/W/DBE
Mary Adams, Senior Counsel, Legal

Project Code: 9734

NYC CATALYST FUND: OPEN OPPORTUNITY FUND
Executive Committee Meeting
March 18, 2025

Project Description:

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

In connection with the Program, NYCEDC proposes to enter into an agreement with Open Opportunity Fund 2 GP, LLC (“Open Opportunity Fund”, or the “General Partner”) through which NYCEDC will make a commitment to Open Opportunity Fund 2-A, LP (the “Investment Fund”), which will be managed by Open Opportunity Management, LLC (the “Fund Manager”) and will make investments in business-to-business software-as-a-service (SaaS) technology startups, as described in more detail below. The commitment and investments shall be referred to herein, collectively, as the “Transactions”.

NYCEDC chose to make this commitment based on the Program’s selection criteria, which span various financial and impact categories, described in the Request for Applications for the Program. Open Opportunity Fund invests in high-quality start-ups that provide cloud-based software to enterprise clients as a service for a recurring fee. The investment strategy targets companies within the IT infrastructure, finance, healthcare and work and education sectors that have the potential for disruptive innovation. Open Opportunity Fund has a strong track record of investing in New York City based companies, many of which help deliver critical services to underserved populations.

Borough:

Citywide

Amount to be Approved:

Up to \$4,000,000

Type of Funds:

NYCEDC programmatic budget funds

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

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

M/W/DBE Goal: Not applicable

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

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

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

Relevant

Staff: Brinda Ganguly, Executive Vice President, Strategic Investments Group
Shawn Shafiei, Vice President, Strategic Investments Group
Jean Pierre, Assistant Vice President, Strategic Investments Group
Eduardo Fernandez, Associate, Strategic Investments Group
Izzy Cohn, Senior Counsel, Legal
Caitlin Dunham, Counsel, Legal

Project Code: 10306

CONSENT ITEMS

Project Name	Contracts to be Amended or Entered into and Matters to be Approved	Amounts to be Approved	Tab
<p>Modifications to Previous Authorizations – On-Call Hazmat Retainer Services</p>	<ul style="list-style-type: none"> • With regard to a separate contract with each of Entech Engineering, P.C., GEI Consultants, Inc., TRC Environmental Corporation, and Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (collectively, the “Hazmat Consultant Contracts”) for the provision of on-call environmental and hazardous material consulting services to investigate sites and remediate contaminated sites, act as an environmental monitor, perform asbestos surveys and monitoring, and perform other environmental consulting tasks, in connection with various projects citywide, to provide additional funds for additional project services under the Hazmat Consultant Contracts • Any necessary agreements (including any needed Funding Source Agreements) for any tasks under the Hazmat Consultant Contracts 	<p>Up to an additional \$5,000,000 in the aggregate for the Hazmat Consultant Contracts, bringing the total authorized amount for project work under the Hazmat Consultant Contracts to up to \$13,000,000</p>	<p style="text-align: center;">7</p>
<p>Modifications to Previous Authorizations – Fuel Hedging Advisory Services</p>	<ul style="list-style-type: none"> • With regard to a consulting contract with Linwood Capital, LLC (the “Linwood Contract”) for fuel hedging advisory services related to NYC Ferry, to (i) provide for an extension of the existing Linwood Contract to September 30, 2030, and (ii) provide additional funds for additional project services under the Linwood Contract approximately through September 30, 2030 • Any necessary agreements (including any needed Funding Source Agreements) related to this project 	<p>Up to an additional \$250,000 for additional project services under the Linwood Contract, bringing the total authorized amount for project services under the Linwood Contract to up to \$500,000</p>	<p style="text-align: center;">7</p>

<p>Modifications to Previous Authorizations – NYC Ferry Operating Agreement</p>	<ul style="list-style-type: none"> • With regard to the agreement (the “Operating Agreement”) between NYCEDC and HNY Ferry II LLC (the “Operator” or “Hornblower”) to operate NYC Ferry, including transit operations services, vessel and homeport maintenance services, farebox and ticketing services, marketing and community engagement services, reporting, and the management and oversight of special projects, an amendment to (i) provide additional funds for a special project (the “Special Project”) by which Hornblower will purchase and install new ticket vending machines, ticket validators, and network and power landing upgrades in order to implement an ‘open loop’ ticketing system, and (ii) amend the authorized type of funds to be used for the cost of the Operating Agreement • Any necessary agreements (Including any needed Funding Source Agreements) related to this project 	<p>Up to an additional \$3,094,000 to fund the Special Project, bringing the total authorized amount of the Operating Agreement to up to \$428,309,000</p> <p>Amendment to the authorized types of funds to be used for the cost of the Operating Agreement to include State and Federal funds in addition to previously authorized types of funds, including (without limitation) mass transportation operator and ferry boat operator State and Federal grants.</p>	<p>7</p>
<p>Modifications to Previous Authorizations – Homeport Pier and Substation</p>	<ul style="list-style-type: none"> • An amendment (the “AECOM Amendment”) to the contract with AECOM USA, Inc. (the “AECOM Contract”) for CM and related services (including pre-construction, construction and post-construction services) for rehabilitating and improving the resiliency of the Homeport Pier and Substation in Staten Island and for other improvements thereat, to provide additional funds for additional project work, which additional funds shall be used primarily for additional project services, including additional pier underdeck repairs, and higher costs for expanded electrical services to the pier required by Con Edison • Any necessary agreements (including Funding Source Agreements) related to this project 	<p>Up to an additional \$16,566,160.28 of City Capital Budget funds for the AECOM Amendment, bringing the total authorized amount of the AECOM Contract for this project to up to \$48,030,276.28.</p> <p>In addition, any funds authorized for any other Homeport Pier and Substation Project contract that are not needed for that contract may be used for any work under the AECOM Contract.</p>	<p>7</p>

<p>Modifications to Previous Authorizations – East River Esplanade Sections and 107th Street Pier</p>	<ul style="list-style-type: none"> • With regard to the previous approval of the Executive Committee (on March 15, 2022) of (i) a consultant contract with Stantec Consulting Services Inc. (“Stantec”) for design and related services, (ii) a special inspections contract or services under a then existing NYCEDC special inspections retainer contract, and (iii) a CM Contract with a construction manager to be procured and approved by NYCEDC to provide design, CM and related services (including pre-construction, construction, and post-construction services), all for (i) the structural repair, rehabilitation and improvement of sections of the East River Esplanade between East 94th and East 107th Streets and between East 117th and East 124th Streets, in Manhattan, (ii) the demolition of the closed 107th Street Pier, and (iii) the construction of a new 107th Street Pier (the “Project Work”), to authorize and ratify (1) Hunter Roberts being the CM for the Project Work and (2) NYCEDC entering into a CM Contract with Hunter Roberts to provide CM and related services for the Project Work for an amount substantially as originally approved (on March 15, 2022) • Any necessary agreements (including any needed Funding Source Agreements) related to this project 	<p>The authorization and ratification of Hunter Roberts being the CM for the project work and NYCEDC entering into a related CM Contract.</p> <p>On March 15, 2022, the Executive Committee approved up to \$294,592,000 of City Capital Budget funds and State grants for the Project Work, of which it was anticipated that approximately \$24,000,000 would be used for a contract with Stantec for design and related services, approximately \$2,500,000 would be used for a new special inspections contract or for services under a then existing NYCEDC special inspections retainer contract, and all or most of the remaining balance would be used for a CM Contract.</p>	<p>7</p>
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<p>Modifications to Previous Authorizations – On-Call Plumbing Services</p>	<ul style="list-style-type: none"> • With regard to a contract with Economy Plumbing & Heating Co., Inc. (the “Economy Contract”) for on-call plumbing installation, maintenance, repair and emergency services at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, citywide, on an on-call basis or pre-described basis, to provide that City Tax Levy funds may be used as a funding source for any portion of the total authorized amount of the Economy Contract funds for such project work • Any necessary agreements (including any needed Funding Source Agreements) related to this project 	<p>N/A – The authorized amount is unchanged.</p> <p>The Executive Committee had approved on March 15, 2022 up to \$8,000,000 in NYCEDC programmatic budget funds for project work under the Economy Contract, provided that up to \$200,000 of the funds may be City Tax Levy funds.</p> <p>Now, City Tax Levy funds may be used as a funding source for any portion of the total authorized amount of the Economy Contract.</p>	<p>7</p>
<p>Modifications to Previous Authorizations – Essex Market</p>	<ul style="list-style-type: none"> • With regard to an agreement (the “DSA Contract”) with Site 2 DSA Commercial LLC (“DSA”) for janitorial, security and pest control services, maintenance services for HVAC (which are no longer performed under the DSA Contract), kitchen exhaust hoods, Ansul system and fire extinguisher, and other standard maintenance services at Essex Market in Manhattan, which services will be performed by DSA and its subcontractors, to provide additional funds for the DSA Contract to provide for increased and improved security and porter services and additional service costs resulting from DSA under-forecasting the cost of operations at Essex Market for Fiscal Year 2025 • Any necessary agreements(including any needed Funding Source Agreements) related to this project 	<p>Up to an additional \$1,200,000 for additional project work under the DSA Contract, bringing the total authorized amount of the DSA Contract to up to \$13,570,000</p> <p>The additional funds may be used to pay for any costs incurred during the term of the DSA Contract, which currently expires June 30, 2025.</p>	<p>7</p>

<p>Modifications to Previous Authorizations – Design and Related Consulting Services for Buildings A and C at MiNY Campus</p>	<ul style="list-style-type: none"> • With regard to a contract with nArchitects, PLLC (the “nArchitects Contract”) for design and related consulting services related to the rehabilitation and renovation of Buildings A and C at the Made in New York (“MiNY”) Campus at Bush Terminal, to provide additional funds and for additional project services under the nArchitects Contract primarily related to expansion of the project scope to include services related to the interior renovation of Building C – the additional funds will be used primarily for the additional Building C services • Any necessary agreements (including any needed Funding Source Agreements) related to this project 	<p>Up to an additional \$6,500,000 for services under the nArchitects Contract, bringing the total authorized amount for the nArchitects Contract for this project to up to \$15,463,188</p>	<p>7</p>
<p>Modifications to Previous Authorizations – Venture Access NYC Pledge & Survey</p>	<ul style="list-style-type: none"> • An amendment to the contract with Ventureneer, LLC (the “Ventureneer Contract”) for implementation of the Venture Access NYC Pledge & Survey, including research, setting benchmarks and reporting on capital investments and representation within The City of New York’s (the “City’s”) venture capital (“VC”) ecosystem, and convening a community of VC firms committed to working together to expand access to capital and career opportunities to more New Yorkers across the City’s innovation economy, to provide additional funds for the Ventureneer Contract to be used primarily for continued program management including VC firm recruiting, onboarding and engagement, and execution of community convenings • Any necessary agreements (including any needed Funding Source Agreements) related to this project 	<p>Up to an additional \$69,000 for project work under the Ventureneer Contract, bringing the total authorized amount of the Ventureneer Contract to up to \$494,000</p>	<p>7</p>

<p>Workforce Development Programs</p>	<ul style="list-style-type: none"> • An agreement with Workforce Development Corporation to provide for services related to the development, administration and implementation of workforce training programs and other workforce development initiatives for the period July 1, 2024 through June 30, 2025, many of which project services have already been performed • Any needed Funding Source Agreements 	<p>Up to \$16,000,000</p>	<p>8</p>
<p>Property Management Related Services – Landscaping Services</p>	<ul style="list-style-type: none"> • A retainer contract with Our Temenos, LLC to provide for routine/standard maintenance, on-call and emergency landscaping services at sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, citywide, which services shall include, without limitation, tree planting, mulching and mowing lawns, tide pool maintenance, where applicable, and irrigation sprinkler systems maintenance and repair • Any needed Funding Source Agreements related to such project work 	<p>Up to \$2,000,000</p>	<p>9</p>
<p>Property Management Related Services – Cleaning Services</p>	<ul style="list-style-type: none"> • A retainer contract with LN Pro Services, LLC to provide for routine, on-call and emergency cleaning services at sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, and at various other sites when needed, citywide, which services will include routine deep cleaning of a variety of indoor and outdoor spaces, including floors, bathrooms, commercial kitchen space and building facades, various categories of commercial cleaning, and post-disaster/emergency cleaning, on an as-needed basis • Any needed Funding Source Agreements related to such project work 	<p>Up to \$4,000,000</p>	<p>9</p>

<p>Station Plaza Business Relocation Services</p>	<ul style="list-style-type: none"> • An agreement, and any necessary amendments thereto, with Public Works Partners LLC to provide tenant relocation services for the non-residential tenants at three lots at 91-20 146th Street, 91-24 146th Street, and 90-79 Sutphin Boulevard in Jamaica, Queens that have been acquired by the City and will be used in connection with the development of two pedestrian plazas located on Archer Avenue and Sutphin Boulevard, as well as improvements to pedestrian and vehicular safety in the area, which plazas will be part of the Station Plaza project • Any needed Funding Source Agreements, and any needed amendments thereto, related to such project services 	<p>Up to \$309,183 in Federal Transit Administration funds made available to NYCEDC by City DOT</p>	<p>10</p>
<p>NYC X DESIGN Reimbursement Agreement</p>	<p>Ratification of an amendment (the “NYCXD-Amendment”) to a reimbursement agreement (the “NYCXD-Agreement”) with NYCXD Inc. (“NYCXD”) to disburse funds to NYCXD on a reimbursement basis for certain costs of marketing and event production incurred by NYCXD in connection with its operation of NYC X DESIGN (the “Design Project”), a program with a mission to unite, advance and strengthen New York City’s design industry through an annual design festival and year-round programs that advance, support and create opportunities for designers at all stages in their careers. The NYCXD-Amendment was entered into to provide funds for approximately an additional year of expenses, and the NYCXD-Agreement was for reimbursement for approximately one year of expenses.</p>	<p>Up to \$100,000 for the NYCXD-Amendment related to the Design Project, bringing the total authorized amount of the NYCXD-Agreement to up to \$200,000</p>	<p>11</p>

<p>FIFA 2026 World Cup Host Committee Agreement</p>	<ul style="list-style-type: none"> • A consulting agreement with the New York New Jersey 2026 World Cup Host Committee A NJ Nonprofit Corporation (the “Host Committee”) to provide for services to assist the City with preparing for, hosting and providing logistical and other support for the 2026 World Cup Tournament (the “FIFA 2026 World Cup”), and related events. The 2026 World Cup is a 39-day tournament with eight matches, including the final match, occurring in the New York/New Jersey region, and will include countless celebratory events and require extensive support across the region to ensure its success. • Any needed Funding Source Agreement(s) 	<p>Up to \$20,000,000</p>	<p>12</p>
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MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
March 18, 2025

Proposed Resolution: To modify previous authorizations of the Executive Committee substantially as described herein and to authorize (or to ratify, if so indicated) the President and any empowered officer entering into any necessary agreements (including any needed Funding Source Agreements) related thereto.

Except as otherwise indicated below, the proposed modifications are being undertaken on a sole source basis to the extent any procurement is being undertaken.

Item 1

Contractors	<ul style="list-style-type: none"> • Entech Engineering, P.C. • GEI Consultants, Inc. • TRC Environmental Corporation • Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. 	
Project Site Address(es)	Citywide	
Last Exec. Comm. Approval	11/9/2021	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$8,000,000 in the aggregate for on-call hazmat retainer service contracts with the four listed Contractors. The source of funds will vary depending on the particular task and may include, without limitation, City Capital Budget funds, NYCEDC programmatic budget funds, State funds, Federal funds, City Tax Levy funds, IDA funds and other sources	The provision of on-call environmental and hazardous material consulting services to investigate sites and remediate contaminated sites, act as an environmental monitor, perform asbestos surveys and monitoring, and perform other environmental consulting tasks, in connection with various projects citywide. Services may include, without limitation, the performance of Phase I and Phase II inspections, preparation of remedial action plans, removal and transportation of underground storage tanks, contaminated soil and other hazardous wastes and acting as CM for such work, assessment of lead paint, asbestos and mold conditions, and acting as an environmental monitor.	To provide up to an additional \$5,000,000 in the aggregate for a total of up to \$13,000,000 in the aggregate for the four contracts for the Project Work.

Relevant Staff: Rebecca Gafvert, Senior Vice President, Land Use
Samuel Cohen, Vice President, Chief of Staff, Planning
Yasira Mena, Assistant Vice President, Planning
Candace Chung, Senior Counsel, Legal

Project Code: 3363

Item 2

Contractor	Linwood Capital, LLC	
Project Site Address(es)	N/A	
Last Exec. Comm. Approval	March 18, 2020	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$250,000 of NYCEDC programmatic budget funds	In order to achieve budget certainty while operating NYC Ferry in a volatile fuel market, NYCEDC established the NYCEDC Energy Price Risk Management Program (the "Program") which allows NYCEDC to undertake various fuel hedging strategies to mitigate fuel price volatility. To comply with federal regulations, NYCEDC has been engaging a fuel advisor responsible for the day to day execution of the Program and proposes to amend the existing fuel advisor contract with Linwood Capital, LLC to add time and funds.	To (i) extend the existing contract with Linwood Capital, LLC to September 30, 2030; and (ii) provide up to an additional \$250,000 for the provision of services under the contract approximately through September 30, 2030.

Relevant Staff: Amy Chan, Controller, Accounting
 Matthew Petric, Senior Vice President, NYC Ferry
 Spencer Hobson, Executive Vice President, Finance
 James Wong, Executive Vice President, NYC Ferry

Project Code: 6731

Item 3

Contractor	HNY Ferry II LLC	
Project Site Address(es)	Citywide	
Last Exec. Comm. Approval	12/17/2024	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$425,215,000 in NYCEDC programmatic budget funds, City Capital Budget funds, and/or City Tax Levy funds	Five-year agreement (with 2 possible three-year renewal periods) to operate NYC Ferry, including transit operations services, vessel and homeport maintenance services, farebox and ticketing services, marketing and community engagement services, reporting, and the management and oversight of special projects.	<ol style="list-style-type: none"> 1. To provide up to an additional \$3,094,000 (anticipated to be City Capital Budget funds) to fund a special project by which Hornblower will purchase and install new ticket vending machines, ticket validators, and network and power landing upgrades in order to implement an “open loop” ticketing system, bringing the total authorized amount of the Hornblower contract to up to \$428,309,000. If additional funds are needed for this special project, approval of the Board or Executive Committee will be sought. 2. To amend the authorized type of funds to be used for the cost of the operator agreement to include State and Federal funds in addition to previously authorized types of funds, including without limitation mass transportation operator and ferry boat operator State and Federal grants.

Relevant Staff: James Wong, Executive Vice President, Ferry Department
 Franny Civitano, Senior Vice President, Ferry Department
 Matthew Petric, Senior Vice President, Ferry Department
 Catherine Luchars, Senior Associate, Ferry Department

Project Code: 6154

Item 4

Contractor	AECOM USA, Inc. ("AECOM")	
Project Site Address(es)	Homeport Pier and Substation, Staten Island	
Last Exec. Comm. Approval	12/17/2024	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$31,464,116 of FEMA-428, City Capital Budget and NYCEDC programmatic budget funds (plus funds authorized for any other Homeport Pier and Substation Project contract that are not needed for that contract).	CM and related services (including pre-construction, construction and post-construction services) for rehabilitating and improving the resiliency of the Homeport Pier and Substation in Staten Island and for other improvements thereat.	To amend the AECOM contract to provide up to an additional \$16,566,160.28 of City Capital Budget funds, bringing the total authorized amount of the contract to up to \$48,030,276.28 (plus funds authorized for any other Homeport Pier and Substation Project contract that are not needed for that contract). The additional funds shall be used primarily for additional services for the Project, including additional pier underdeck repairs, and higher costs for expanded electrical services to the pier required by Con Ed.

Relevant Staff: Len Greco, Senior Vice President, Capital Program
Joseph Pikiwicz, Vice President, Capital Program
Ryan Palkowski, Project Director, Capital Program
Mike Barone, Senior Counsel, Legal

Project Code: 6252

Item 5

Contractor	Hunter Roberts	
Project Site Address(es)	Sections of the East River Esplanade between East 94th Street and East 107th Street and between East 117th Street and East 124th Street, and the 107th Street Pier on the Harlem River, Manhattan	
Last Exec. Comm. Approval	3/15/2022	
Current Amount and Type of Funds	Project Work	Proposed Modification
On March 15, 2022, the Executive Committee approved up to \$294,592,000 of City Capital Budget funds and State grants for substantially the hereinafter described Project Work, of which it was anticipated that approximately \$24,000,000 would be used for a contract with Stantec Consulting Services Inc. for design and related services, approximately \$2,500,000 would be used for a new special inspections contract or for services under a then existing NYCEDC special inspections retainer contract, and all or most of the remaining balance would be used for a CM Contract.	Design and construction management and related services required (i) to structurally repair/rehabilitate/improve sections of the East River Esplanade between East 94th and East 107th Streets and between East 117th and East 124th Streets to bring them up to a state of good repair and restore public access, (ii) to demolish the closed 107th Street Pier, and (iii) to construct a new 107th Street Pier	To authorize and ratify Hunter Roberts being the CM for the Project Work for substantially the portion of the East River Esplanade Project described herein and NYCEDC entering into a CM Contract with Hunter Roberts to provide CM and related services (including preconstruction, construction, and post-construction services) for such project for an amount substantially as originally approved. Hunter Roberts was chosen pursuant to the competitive sealed proposals method of procurement.

Relevant Staff: Meredith Simon-Pearson, Assistant Vice President, Capital Program
 Len Greco, Senior Vice President, Capital Program
 Mary Adams, Senior Counsel, Legal

Project Code: 9796

Item 6

Contractor	Economy Plumbing & Heating Co, Inc.	
Project Site Address(es)	Properties owned and/or managed by NYCEDC or designated by NYCEDC for the below indicated services, Citywide.	
Last Exec. Comm. Approval	3/15/2022	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$8,000,000 in NYCEDC programmatic budget funds, provided that up to \$200,000 of the funds may be City Tax Levy funds	On-call plumbing installation, maintenance, repair and emergency services at various sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, on an on-call basis or pre-described basis, including, without limitation, work with regard to water supply and distribution pipes, plumbing fixtures and traps, water-treating or water-using equipment, soil waste pipes and sanitary and storm sewers, building drains, hot water heaters, gas pipes, domestic water connections, roof tank check valves, water boilers, and vacuum systems.	To provide that City Tax Levy funds may be used as a funding source for any portion of the total authorized amount of the contract.

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

Project Code: 9646

Item 7

Contractor	Site 2 DSA Commercial LLC (“DSA”) (slightly corrected name)	
Project Site Address(es)	New Essex Market, 88 Essex Street, Manhattan	
Last Exec. Comm. Approval	6/18/2024	
Current Amount and Type of Funds	Project Work	Proposed Modification
\$12,370,000 in NYCEDC programmatic budget funds	Provide janitorial, security, and pest control services, maintenance services for HVAC (which are no longer performed under the DSA contract), kitchen exhaust hoods, Ansul system and fire extinguisher, and other standard maintenance services at Essex Market in Manhattan. The services are performed under a contract with DSA by the service contractor and its subcontractors.	To increase the amount of the six year Essex Market DSA service contract by up to \$1,200,000 of NYCEDC programmatic budget funds to provide for increased and improved security and porter services and additional service costs resulting from the service contractor under-forecasting the cost of operations at Essex Market for Fiscal Year 2025. The additional funds may be used to pay for any costs incurred during the term of the contract which currently expires June 30, 2025.

Relevant Staff: Aileen Gaztambide, Vice President, Asset Management Property Operations
 Julian Rifai, Vice President, Asset Management Property Operations
 Emily De Vito, Senior Vice President, Asset Management Property Operations
 Scott Shostak, Senior Counsel, Legal

Project Code: 8044

Item 8

Contractor		nArchitects PLLC
Project Site Address(es)		Made in New York (MiNY) Campus at Bush Terminal, Sunset Park, Brooklyn
Last Exec. Comm. Approval		August 8, 2023
Amount and Type of Funds	Project Work	Proposed Modification
Up to \$8,963,188 of City Capital Budget funds and/or NYCEDC programmatic budget funds	Design and related consulting services related to the rehabilitation and renovation of Buildings A and C at the MiNY Campus at Bush Terminal.	To increase authorization for the nArchitects PPLC contract by up to \$6,500,000, anticipated to be of City Capital Budget funds, bringing the total authorized amount for this contract to up to \$15,463,188, and to provide for additional contract services related to expanding the scope to include services related to the interior renovation of Building C. The additional funds will be used primarily for the additional Building C services.

Relevant Staff: Elizabeth Bailey, Senior Project Manager, Capital Program
 Andrew Abend, Assistant Vice President, Capital Program
 Kenya Smith, Vice President, Capital Program
 Zack Aders, Senior Vice President, Capital Program
 Waverly Neer, Vice President, Portfolio Management
 Michael Barone, Senior Counsel, Legal

Project Code: 7199 & 11074

Item 9

Contractor	Ventureneer, LLC	
Project Site Address(es)	Citywide	
Last Exec. Comm. Approval	February 6, 2024	
Current Amount and Type of Funds	Project Work	Proposed Modification
\$425,000; funds provided by IDA and Ford Foundation	Implementation of the Venture Access NYC Pledge & Survey, including research, setting benchmarks and reporting on capital investments and representation within New York City's venture capital ("VC") ecosystem, and convening a community of VC firms committed to working together to expand access to capital and career opportunities to more New Yorkers across New York City's innovation economy.	To amend the agreement with Ventureneer, LLC to provide up to an additional \$69,000 of funds (NYCEDC programmatic budget funds and/or funds to be provided by IDA), bringing the total authorized amount of the contract to up to \$494,000. These additional funds shall be used primarily for continued program management including VC firm recruiting, onboarding and engagement; and execution of community convenings.

Relevant Staff: Fernando Montejo, Vice President, Innovation Industries
 Daria Siegel, Senior Vice President, Innovation Industries
 Caroline Nguyen, Senior Counsel, Legal

Project Code: 9510

WORKFORCE DEVELOPMENT PROGRAMS
Executive Committee Meeting
March 18, 2025

Project Description: The development, administration and implementation of workforce training programs and other workforce development initiatives (the “Workforce Initiatives”)

Borough: Citywide

Type of Contracts: An agreement for Project services and any needed Funding Source Agreements

Amounts to be Approved: Up to \$16,000,000

Type of Funds: City Tax Levy funds and/or Federal funds provided by SBS to NYCEDC

Procurement Methods: Sole source

Last Exec. Comm. Approval: March 19, 2024

Agreements to be Approved:

- An agreement with Workforce Development Corporation for Project services (the “WDC Agreement”)
- Any needed Funding Source Agreements

Scopes of Work: Undertake Workforce Initiatives activities citywide for the period July 1, 2024 through June 30, 2025, many of which Project services have already been performed. WDC has performed similar services for NYCEDC for several years. WDC’s ability to continue providing these Project services will ensure that New Yorkers continue to receive much-needed assistance in obtaining job skills necessary to find employment in the current economic climate.

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

Relevant Staff: Maryann Catalano, Chief Contracting Officer, Contracts
Lyndell Wright, Vice President, Contracts
Anthony Brown, Counsel, Legal

Project Code: 10797

PROPERTY MANAGEMENT RELATED SERVICES
Executive Committee Meeting
March 18, 2025

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

The proposed retainer contracts have been procured through competitive RFPs.

Contractor Name and Agreement (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Address(es), Borough	Amount Under New Agreement and Type of Funds	Project Work	Project Code	Last Exec. Comm. Approval
(1) Our Temenos, LLC	Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide.	Up to \$2,000,000 of NYCEDC programmatic budget funds.	<p>Routine/standard maintenance, on-call and emergency landscaping services at sites owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide. Services shall include, without limitation, tree planting, mulching and mowing lawns, tide pool maintenance, where applicable, and irrigation sprinkler systems maintenance and repair. The contractor will provide the materials and perform the tasks necessary to furnish labor, supervision, tools, equipment and supplies to perform the services.</p> <p>Our Temenos LLC is a City-certified WBE.</p>	10754	N/A

(2) LN Pro Services, LLC	Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide.	Up to \$4,000,000 of NYCEDC programmatic budget funds.	<p>Routine, on-call and emergency cleaning services at sites specified for such services and at various other sites when needed. Services will include routine deep cleaning of a variety of indoor and outside spaces, including floors, bathrooms, commercial kitchen space, and building facades, various categories of commercial cleaning, and post-disaster/emergency cleaning, on an as-needed basis.</p> <p>LN Pro Services, LLC is a City-certified M/WBE.</p>	11097	N/A
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Relevant Staff:

- (1) Julian Rifai, Vice President, Asset Management Property Operations
 John Tseng, Vice President, Asset Management Property Operations
 Emily De Vito, Senior Vice President, Asset Management Property Operations
 Mary Adams, Senior Counsel, Legal

- (2) Julian Rifai, Vice President, Asset Management Property Operations
 John Tseng, Vice President, Asset Management Property Operations
 Aileen Gaztambide, Vice President, Asset Management Property Operations
 Emily De Vito, Senior Vice President, Asset Management Property Operations
 Mary Adams, Senior Counsel, Legal

STATION PLAZA BUSINESS RELOCATION SERVICES
Executive Committee Meeting
March 18, 2025

Project Description: Tenant relocation services for the non-residential tenants at three lots at 91-20 146th Street, 91-24 146th Street, and 90-79 Sutphin Blvd in Jamaica, Queens that have been acquired by the City and will be used in connection with the development of two pedestrian plazas located on Archer Avenue and Sutphin Boulevard, as well as improvements to pedestrian and vehicular safety in the area. The plazas will be part of the Station Plaza project. There are an estimated seven non-residential tenants that will require relocation services

Borough: Queens

Type of Contracts: A consulting contract

Amount to be Approved: Up to \$309,183.00 in Federal Transit Administration (“FTA”) funds made available to NYCEDC by City DOT

Procurement Method: Publicly advertised RFP

Agreements to be Approved:

- An agreement and any necessary amendments thereto with Public Works Partners LLC (“PWP”) to provide tenant relocation services
- Any needed Funding Source Agreements

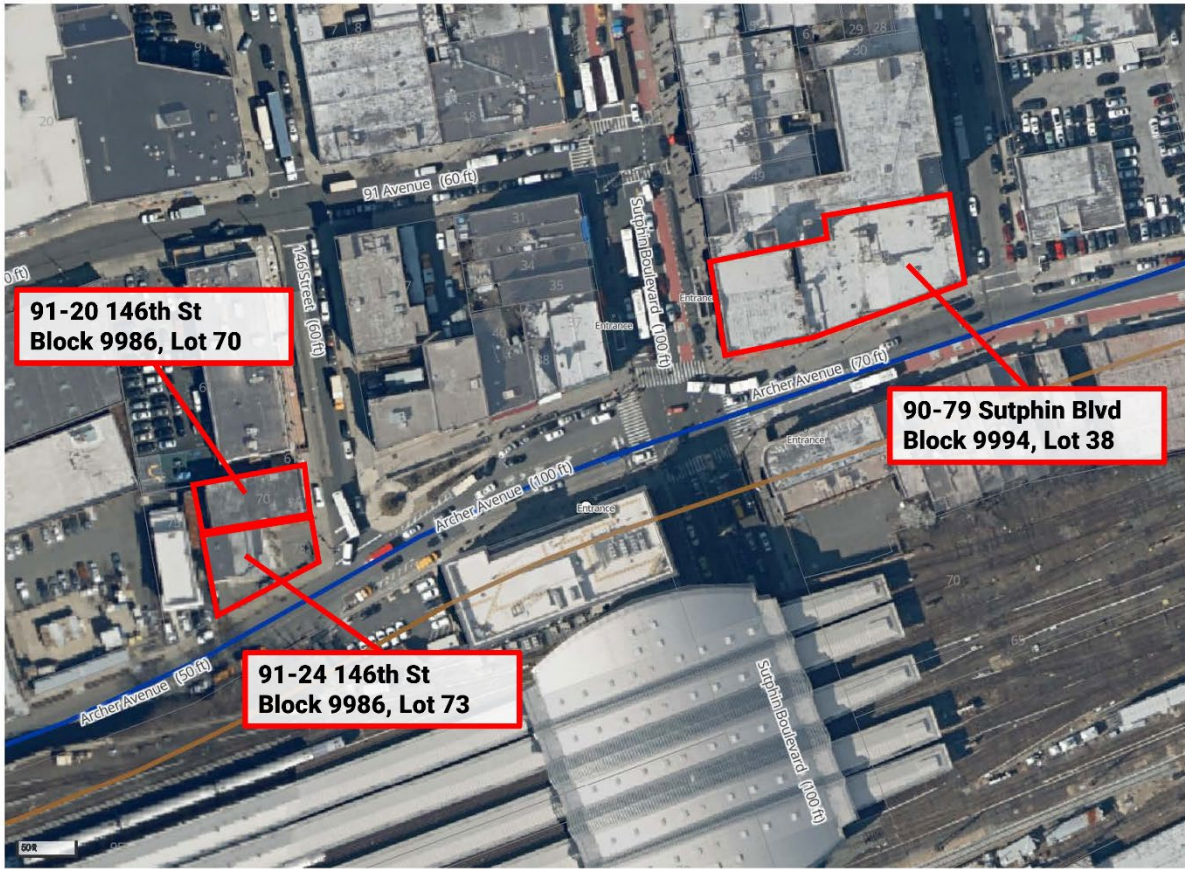
Scope of Work: PWP will develop a relocation assistance strategy and identify suitable replacement locations for the impacted occupants. As part of this work, the consultant shall offer relocation assistance to the impacted tenants on behalf of the City and provide a report on the status of each occupant. The consultant’s work shall be in compliance with applicable federal requirements for relocation services.

Proposed Resolution: To authorize the President and any empowered officer to enter into the contract with PWP for tenant relocation services and any needed Funding Source Agreements, and any needed amendments to those agreements, substantially as described herein.

Relevant Staff: Erich Bilal, Vice President, Neighborhood Strategies
Saradine Pierre, Senior Project Manager, Neighborhood Strategies
Erin Layton, Assistant Vice President, Grants Management
Michael Barone, Senior Counsel, Legal

Project Code: 5435

Project Location



NYC X DESIGN REIMBURSEMENT AGREEMENT
Executive Committee Meeting
March 18 2025

Project Description: Reimbursement of certain costs of marketing and event production for NYC X DESIGN (the “Design Project”), a program with a mission to unite, advance and strengthen New York City’s design industry through an annual design festival and year-round programs that advance, support and create opportunities for designers at all stages in their careers. The Design Project is operated by NYCXD Inc. (“NYCXD”).

Borough: Citywide

Type of Contract: Reimbursement agreement

Amount to be Ratified: Up to \$100,000 for an amendment to a reimbursement agreement with NYCXD related to the Design Project, bringing the total authorized amount of the agreement to up to \$200,000

Type of Funds: City Tax Levy funds made available by the New York City Council

Procurement Method: Sole source amendment to a reimbursement agreement with NYCXD procured through the small purchase procurement method. NYCXD is a not-for-profit corporation with a mission to unite, advance and strengthen the City’s diverse and global design community.

M/WBE Goal: N/A

Agreement to be Ratified: An amendment (the “Amendment”) to a reimbursement agreement (the “Agreement”) with NYCXD to disburse funds to NYCXD on a reimbursement basis for certain costs of marketing and event production incurred by NYCXD in connection with its operation of the Design Project. The Amendment was entered into to provide funds for approximately an additional year of expenses. The Agreement was for reimbursement for approximately one year of expenses.

Scope of Work: The Design Project showcases and provides resources for design and design innovation in New York City, primarily during a weeklong annual festival in May. The Design Project also includes a website resource, design pavilion exhibitions, awards programs, souvenir programs, an “Ode to NYC” poster campaign competition, emerging designer and student portfolio showcases, podcasts, and design tours in New York City. NYCXD is reimbursed under the Agreement and the Amendment for certain

costs of marketing and event production for the Design Project. The New York City Council has allocated up to \$100,000 per fiscal year for Design Project expenses for several years.

Proposed Resolution: To ratify NYCEDC entering into the Amendment substantially as described herein

Relevant Staff: Sonia Park, Vice President, Innovation Industries
Daria Siegel, Senior Vice President, Innovation Industries
Caroline Nguyen, Senior Counsel, Legal

Project Code: 7456

FIFA 2026 WORLD CUP HOST COMMITTEE AGREEMENT
Executive Committee Meeting
March 18, 2024

Project Description: Provision of services to assist the City with preparing for, hosting and providing logistical and other support for the FIFA 2026 World Cup Tournament (the “Tournament”) and related events in the New York/New Jersey region (the “NY/NJ Regional Area”). The Tournament is a unique 39-day event with eight matches, including the final match, occurring in the NY/NJ Regional Area.

The NY/NJ Regional Area’s total projected economic output arising from hosting the Tournament is \$2.14B-\$3.45B, of which the City estimates 60-70% will redound to the New York City economy due to tourism and events, amounting to a projected total of approximately \$190M-\$290M in New York State and City tax revenue.

Borough: Citywide

Type of Contract: A consultant contract and any needed Funding Source Agreement(s)

Amount to be Approved: Up to \$20,000,000

Type of Funds: NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds

Procurement Method: Sole source

Last Exec. Comm. Approval: N/A

Agreement to be Approved: A consultant contract, and possibly any amendments thereto, with the New York New Jersey 2026 World Cup Host Committee A NJ Nonprofit Corporation (the “Consultant”) and any needed Funding Source Agreement(s)

Scope of Work: The Consultant will assist the City by providing services related to planning and the successful execution of events prior to and during the Tournament, and the Tournament itself, in the NY/NY Regional Area, including services in the following areas: events and displays; outdoor media; transportation; volunteer coordination; safety and security; fan festivals; promotion, public relations, and publications; integration of commercial affiliates; compliance with sustainability

requirements; compliance with human rights and labor standards; and general legal and administrative support.

Proposed Resolution: To authorize the President and any empowered office to enter into the consultant contract with the Consultant and any needed Funding Source Agreement(s), substantially as described herein

Relevant Staff: Bibi Rashid, Vice President, Contracts
Maryann Catalano, Chief Contracting Officer, Contracts
Kyle Joyce, Counsel, Legal
Candace Chung, Senior Counsel, Legal

Project Code: 11222