



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

A regular meeting of the Executive Committee (the “Committee”) of the Board of Directors (the “Board”) of New York City Economic Development Corporation (“NYCEDC”) was held, pursuant to notice by an Assistant Secretary, on Tuesday, March 18, 2025, in Conference Center A/B, on the 14<sup>th</sup> Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

Margaret Anadu  
Eric Clement  
Andrew Kimball  
James McSpiritt  
Patrick J. O’Sullivan, Jr.  
Betty Woo

Members of NYCEDC staff, Nate Bliss from the office of Deputy Mayor Adolfo Carrión, Jr., and members of the public also were present.

The meeting was called to order by Margaret Anadu, Chairperson of NYCEDC, at 9:00 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. Opening Comments of NYCEDC’s President

At this time, Andrew Kimball, President of NYCEDC, discussed some of the recent leadership changes at City Hall. He commented that Maria Torres-Springer had been an incredible leader and partner for NYCEDC, and stated that he was excited to now be working with Adolfo Carrión, Jr. as the Deputy Mayor for Housing, Economic Development, and Workforce. He stated that NYCEDC expected to move forward in executing its ongoing projects. Lastly, Mr. Kimball highlighted NYCEDC’s recent completion of its Impact Report as well as a key recent announcement for the Coney Island West project – copies of a report on each were provided to the Committee members.

2. Approval of the Minutes of the February 4, 2025 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the February 4, 2025 regular meeting of the Executive Committee, as submitted. A motion to approve such minutes, as submitted, was made, seconded and unanimously adopted.

3. Presentation on *Economic Mobility Strategy*

At this time, Shehila Stephens, an Executive Vice President of NYCEDC, provided an update presentation on NYCEDC's Economic Mobility Strategy, including NYCEDC's citywide and neighborhood approach to economic mobility. Ms. Stephens summarized NYCEDC's equitable growth and development strategy and its new economic mobility framework, which framework includes three pillars: (1) Workforce Development; (2) Diverse Entrepreneurship; and (3) the Minority and Women-Owned Business Enterprise ("M/WBE") Opportunity Program. She then summarized each of these pillars in greater detail.

In answer to a question from Ms. Anadu, Ms. Stephens explained that NYCEDC had established disaggregated goal-setting within the M/WBE program and was therefore able to disaggregate not only by race and gender, but also to go another level down and look at gender and specific race disaggregation. Mr. Kimball then noted that Ms. Stephens' presentation was intended to serve as a lead-in to items being presented for approval regarding the Waterfront Pathways Program and NYC Catalyst Fund at the current Committee meeting, and that this presentation was done in response to requests from Directors for more information on NYCEDC's workforce development, internship programs, and diverse entrepreneurship programs.

4. Contracts and Other Matters

The following contracts, authorizations, expenditures and matters were then presented to the Executive Committee for approval. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibits attached hereto.)

(a) Waterfront Pathways Program (formerly Waterfront and Offshore Wind M/W/DBE Training Program)

Jashawn Frederick, a Vice President of NYCEDC, presented a proposal for (i) NYCEDC to enter into a contract (the "Training and Business Development Contract") with Renee Sacks Associates, Inc. d/b/a Sacks Communications to provide for services related to the design and operation of the Waterfront Pathways Program (the "WP Program"), formerly known as the Waterfront and Offshore Wind M/W/DBE Training Program, which WP Program proactively increases M/WBEs, 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, (ii) any agreements necessary to obtain funds (“Funding Source Agreements”) related to the WP Program, and (iii) NYCEDC to exercise the one-year option to extend the Training and Business Development Contract and enter into any related agreement, all on substantially the terms set forth in Exhibit A hereto. The Training and Business Development Contract shall have approximately an initial three-year term plus an option for NYCEDC to extend the contract for an additional year.

In answer to a question from Mr. McSpiritt, Mr. Frederick stated that the WP Program was broadly related to NYCEDC’s activities, including those at the South Brooklyn Marine Terminal. In answer to a second question from Mr. McSpiritt, Mr. Frederick stated that NYCEDC had waterfront construction happening across the City, that the East Midtown Greenway work was an example of where NYCEDC has gotten M/WBEs involved in its projects, and that the WP Program fit in with NYCEDC’s larger waterfront management. In answer to a third question from Mr. McSpiritt, Mr. Kimball explained that NYCEDC currently had three major Federal grants, funds from which were involved in several key projects, including at the Brooklyn Marine Terminal and at the Hunts Point Produce Market. He was confident that NYCEDC would receive those funds. He stated that NYCEDC was in a good position and moving forward on such projects, and that NYCEDC would come to the Board if any such monies were to become imperiled in the future.

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

(b) NYC Catalyst Fund: Open Opportunity Fund

At this time, Shawn Shafiei, a Vice President of NYCEDC, presented an update and overview of the NYC Catalyst Fund (the “NYCCF Program”). Mr. Shafiei summarized the core objectives of and gave a refresher on the NYCCF Program, discussed how the NYCCF Program portfolio was currently positioned, and summarized NYCEDC’s target and expectation for the portfolio at calendar-year end 2025.

Jean Pierre, an Assistant Vice President of NYCEDC, then presented a proposal for NYCEDC (i) 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 (the commitment and investments collectively, the “Transactions”), and (ii) to enter into 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, the “Transaction Documents”), as required, on substantially the terms set forth in Exhibit B hereto. Mr. Pierre summarized the background of Open Opportunity Fund and NYCEDC’s reasons

for choosing the Investment Fund.

In answer to a comment from Ms. Anadu, Mr. Shafiei stated that NYCEDC was being mindful of opportunities to loosen up on its goal for a 50-50 equity-debt split where possible, but that it was also keeping in mind the initial goal of trying to get early capital back into NYCEDC. In answer to a question from Mr. Clement, Mr. Pierre explained that part of Open Opportunity Fund's impact strategy was to source and look for the best Black and Latino founders, but that anyone could apply to and seek an investment from Open Opportunity Fund.

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

(c) Broadway Junction Public Realm Improvements: Streetscape

At this time, Julieanne Herskowitz, a Senior Vice President of NYCEDC, presented an overview summarizing NYCEDC's and the City's efforts to advance long-term equitable growth in Broadway Junction and the nearby East New York Industrial Business Zone, including improvements around the Broadway Junction subway station that would improve access to the station and achieve major economic development impacts in the neighborhood. At this meeting, approval was being sought for improvements related to streetscapes.

Qiyi Li, an Assistant Vice President of NYCEDC, then presented a proposal for (i) a consultant contract (the "Consulting Engineer Contract") with NV5 New York – Engineers, Architects, Landscape Architects and Surveyors ("NV5", or the "Consulting Engineer") to provide consulting engineer, resident engineer, and related services, (ii) a design-build contract (the "Design-Build Contract") with a design-builder to be selected (the "Design-Builder") to provide design-build and related services, including design, construction and post-construction services, (iii) a special inspections contract (the "Special Inspections Contract") for the project, if a new special inspections agreement is being entered into, (iv) one or more force account agreements (the "Force Account Agreement(s)") to be entered into with: (1) the Metropolitan Transportation Authority and/or an affiliated entity ("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, (v) any necessary Funding Source Agreements for this project, (vi) any needed amendments to any of the above agreements and other needed related documents related to this project, and (vii) any other project expenditures, all to provide for the design and construction of Broadway Junction Public Realm Improvements, which include streetscape improvements around Broadway Junction Station Complex primarily at (a) Van Sinderen Avenue between Atlantic Avenue and Fulton Street and (b) Broadway between Jamaica Avenue and Truxton Street, all on substantially the terms set forth in Exhibit C hereto. The DBE goal set in the RFP for the consulting engineer was 7%. NV5 proposed a goal of 18%.

In answer to a question from Ms. Anadu, Ms. Li stated that the contract delivery method for the project was design-build, and she then summarized the components of the approximately 7-year timeline for the project. In answer to a question from Mr. McSpirtt, Ms. Li stated that that NYCEDC would come to the Committee once the design-builder was in place.

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

## 5. Other Contracts and Matters

The following contracts, authorizations, ratifications, expenditures and matters were then presented to the Executive Committee for authorization and/or ratification after a brief summary of those matters by Joshua Kraus, Chief Infrastructure Officer and an Executive Vice President of NYCEDC.

### (a) Modifications to Previous Authorizations – On-Call Hazmat Retainer Services

(i) Proposed modifications with respect 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, and (ii) any necessary agreements (including any needed Funding Source Agreements) for any tasks related to this project, on substantially the terms set forth in Exhibit D hereto.

### (b) Modifications to Previous Authorizations – Fuel Hedging Advisory Services

(i) Proposed modifications with respect to a consulting contract with Linwood Capital, LLC (the “Linwood Contract”) for fuel hedging advisory services related to NYC Ferry, to (1) provide for an extension of the existing Linwood Contract to September 30, 2030, and (2) provide additional funds for additional project services under the Linwood Contract approximately through September 30, 2030, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit D hereto.

(c) Modifications to Previous Authorizations – NYC Ferry Operating Agreement

(i) A proposed amendment with respect to the agreement (the “Operating Agreement”) between NYCEDC and HNY Ferry II LLC (“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, to (1) provide additional funds for 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, and (2) amend the authorized type of funds to be used for the cost of the Operating Agreement, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit D hereto.

(d) Modifications to Previous Authorizations – Homeport Pier and Substation

(i) A proposed amendment to the contract with AECOM USA, Inc. (the “AECOM Contract”) for construction management (“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 (“ConEd”), and to provide that 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, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpiritt, Mr. Kraus explained that portions of the Homeport were in poor condition and that as NYCEDC worked on the pier it continued to find more opportunities to upgrade the pier’s structure, and that the ConEd work included in this project was directly related to the operation of the New York City Fire Department’s facilities there. In answer to a second question from Mr. McSpiritt, Len Greco, a Senior Vice President of NYCEDC, stated that the increase in project cost was not to increase service at the Homeport, but rather to make it safer. Mr. Greco added that the increase in cost was also because of some ConEd requirements and the need for transformers, underground conduits and facilities there.

(e) Modifications to Previous Authorizations – East River Esplanade Sections and 107<sup>th</sup> Street Pier

(i) Proposed modifications with respect to the previous approval of the Executive Committee, on March 15, 2022, of (a) a consultant contract with Stantec Consulting Services Inc. for design and related services, (b) a special inspections contract or

services under a then existing NYCEDC special inspections retainer contract, and (c) a CM contract (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 (1) the structural repair, rehabilitation and improvement of sections of the East River Esplanade between East 94<sup>th</sup> and East 107<sup>th</sup> Streets and between East 117<sup>th</sup> and East 124<sup>th</sup> Streets, in Manhattan, (2) the demolition of the closed 107<sup>th</sup> Street Pier, and (3) the construction of a new 107<sup>th</sup> Street Pier (the “Project Work”), to authorize and ratify Hunter Roberts Construction Group, L.L.C. (“Hunter Roberts”) being the CM for the Project Work and 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), and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, all on substantially the terms set forth in Exhibit D hereto.

(f) Modifications to Previous Authorizations – On-Call Plumbing Services

(i) Proposed modifications with respect 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, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit D hereto.

(g) Modifications to Previous Authorizations – Essex Market

(i) Proposed modifications with respect 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 (1) additional funds for the DSA Contract 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, and (2) that 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, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit D hereto.

(h) Modifications to Previous Authorizations – Design and Related Consulting Services for Buildings A and C at MiNY Campus

(i) Proposed modifications with respect 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 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 – and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit D hereto.

(i) Modifications to Previous Authorizations – Venture Access NYC Pledge & Survey

(i) A proposed 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, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit D hereto.

(j) Workforce Development Programs

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

(k) Property Management Related Services – Landscaping Services

(i) A proposed 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, and (ii) any needed Funding Source Agreements related to such project work, on substantially the terms set forth in Exhibit F hereto.



(l) Property Management Related Services – Cleaning Services

(i) A proposed 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, 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, and (ii) any needed Funding Source Agreements related to such project work, on substantially the terms set forth in Exhibit F hereto.

(m) Station Plaza Business Relocation Services

(i) A proposed 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 91-20 146<sup>th</sup> Street, 91-24 146<sup>th</sup> 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, and (ii) any needed Funding Source Agreements, and any needed amendments thereto, related to such project services, on substantially the terms set forth in Exhibit G hereto.

(n) NYC X DESIGN Reimbursement Agreement

The proposed 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, 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, on substantially the terms set forth in Exhibit H hereto. 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.

(o) FIFA 2026 World Cup Host Committee Agreement

(i) A proposed consulting agreement (the “Host Agreement”) with the New York New Jersey 2026 World Cup Host Committee A NJ Nonprofit Corporation (the “Host Committee”), and possibly amendments thereto, 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, and (ii) any needed Funding Source Agreement(s) related to the project services, on substantially the terms set forth in Exhibit I hereto. The FIFA 2026 World Cup is a 39-day event 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.

In answer to a question from Ms. Anadu, Mr. Kimball explained that the funding for the Host Agreement was going to an organization set up as the host committee, that such organization was representative of both New York and New Jersey, and that both New York and New Jersey had appointees to its board of directors. Mr. Kimball added that he himself was, in fact, put forward as one of New York's appointees to such board.

At this time, Nate Bliss noted that he was attending the current Committee meeting in strictly an observational capacity because the new Deputy Mayor for Housing, Economic Development, and Workforce had not been appointed to the Executive Committee yet, and that he had not and was not voting on any of the matters set forth before the Committee at the meeting.

#### Approval of Section 5 Contracts and Matters

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

#### 6. Approvals

With respect to the items set forth in Sections 4(a) – (c) and 5(a) – (o) above, it was understood that ratification, authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

#### 7. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved, the Executive Committee meeting was adjourned at 10:03 a.m.

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Assistant Secretary

Dated: \_\_\_\_\_  
New York, New York

## **ATTACHMENT 1**

### **DEFINITIONS**

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

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

**EXHIBIT A**

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

<b>Project Description:</b>	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.
<b>Types of Contracts:</b>	Consultant contract and any needed Funding Source Agreements
<b>Amount to be Approved:</b>	Up to \$1,782,000
<b>Type of Funds:</b>	NYCEDC programmatic budget funds and/or IDA funds
<b>Procurement Method:</b>	Publicly advertised RFP
<b>Agreement to be Approved:</b>	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.
<b>Scope of Work:</b>	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

**EXHIBIT B**



**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

**EXHIBIT C**

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

<b>Project Description:</b>	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.
<b>Borough:</b>	Brooklyn
<b>Type of Contracts:</b>	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.
<b>Amount to be Approved:</b>	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.
<b>Type of Funds:</b>	City Capital Budget funds and Federal funds
<b>Procurement Method:</b>	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

**EXHIBIT D**

**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**

<b>Contractors</b>	<ul style="list-style-type: none"> <li>• Entech Engineering, P.C.</li> <li>• GEI Consultants, Inc.</li> <li>• TRC Environmental Corporation</li> <li>• Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.</li> </ul>	
<b>Project Site Address(es)</b>	Citywide	
<b>Last Exec. Comm. Approval</b>	11/9/2021	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
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**

<b>Contractor</b>		Linwood Capital, LLC
<b>Project Site Address(es)</b>		N/A
<b>Last Exec. Comm. Approval</b>		March 18, 2020
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
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

<b>Contractor</b>		HNY Ferry II LLC
<b>Project Site Address(es)</b>		Citywide
<b>Last Exec. Comm. Approval</b>		12/17/2024
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
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"> <li>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.</li> <li>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.</li> </ol>

**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**

<b>Contractor</b>		AECOM USA, Inc. ("AECOM")
<b>Project Site Address(es)</b>		Homeport Pier and Substation, Staten Island
<b>Last Exec. Comm. Approval</b>		12/17/2024
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
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 Pikiewicz, Vice President, Capital Program  
Ryan Palkowski, Project Director, Capital Program  
Mike Barone, Senior Counsel, Legal

**Project Code:** 6252

## Item 5

<b>Contractor</b>		Hunter Roberts
<b>Project Site Address(es)</b>		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
<b>Last Exec. Comm. Approval</b>		3/15/2022
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
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

<b>Contractor</b>	Economy Plumbing & Heating Co, Inc.	
<b>Project Site Address(es)</b>	Properties owned and/or managed by NYCEDC or designated by NYCEDC for the below indicated services, Citywide.	
<b>Last Exec. Comm. Approval</b>	3/15/2022	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
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**

<b>Contractor</b>	Site 2 DSA Commercial LLC ("DSA") (slightly corrected name)	
<b>Project Site Address(es)</b>	New Essex Market, 88 Essex Street, Manhattan	
<b>Last Exec. Comm. Approval</b>	6/18/2024	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
\$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

<b>Contractor</b>		nArchitects PLLC
<b>Project Site Address(es)</b>		Made in New York (MiNY) Campus at Bush Terminal, Sunset Park, Brooklyn
<b>Last Exec. Comm. Approval</b>		August 8, 2023
<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
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

<b>Contractor</b>	Ventureneer, LLC	
<b>Project Site Address(es)</b>	Citywide	
<b>Last Exec. Comm. Approval</b>	February 6, 2024	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
\$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



## **EXHIBIT E**

**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

## **EXHIBIT F**

**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.

<b>Contractor Name and Agreement (the agreement may be with the named contractor or an affiliate of the named contractor)</b>	<b>Project Site Address(es), Borough</b>	<b>Amount Under New Agreement and Type of Funds</b>	<b>Project Work</b>	<b>Project Code</b>	<b>Last Exec. Comm. Approval</b>
(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

**EXHIBIT G**

**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

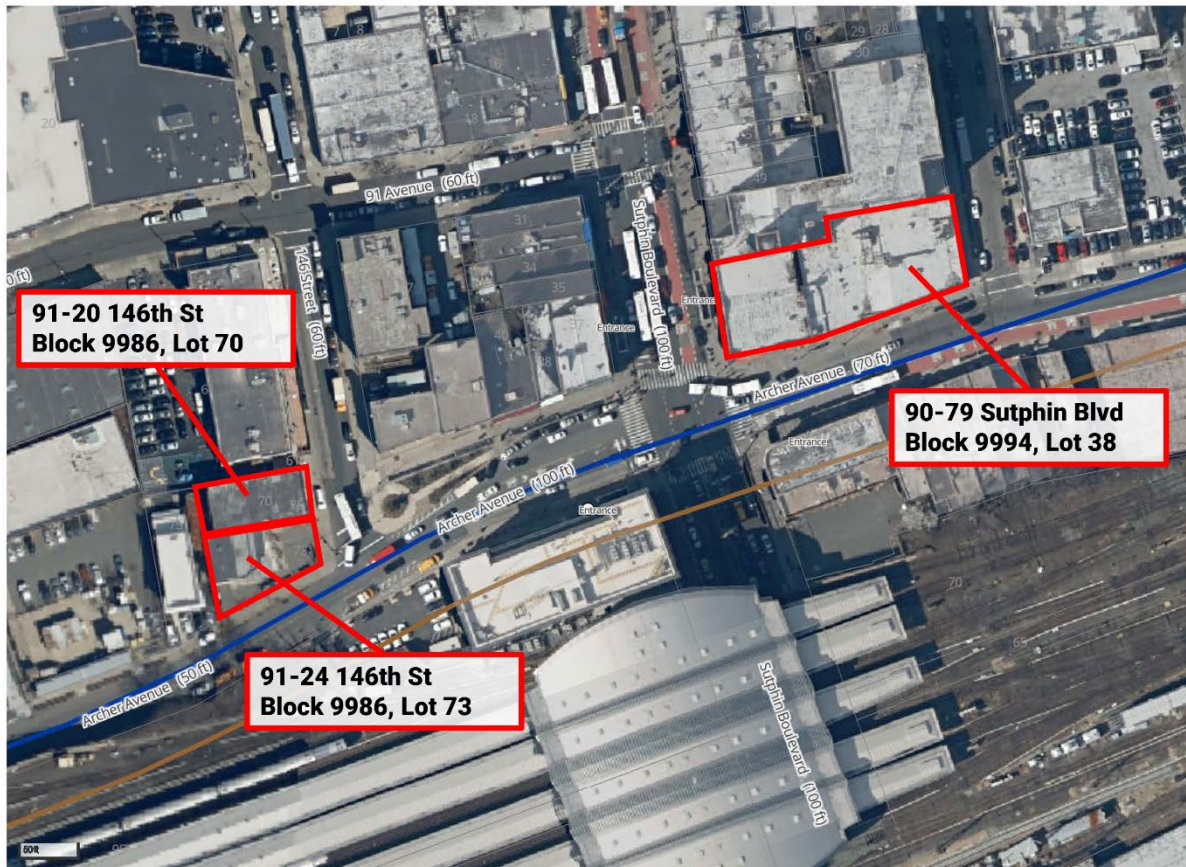
**Scope of Work:** PWP will develop a relocation assistance strategy and identify suitable replacement locations for the impacted occupants. As part of this work, the consultant shall offer relocation assistance to the impacted tenants on behalf of the City and provide a report on the status of each 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





**EXHIBIT H**

**NYC X DESIGN REIMBURSEMENT AGREEMENT**  
**Executive Committee Meeting**  
**March 18 2025**

<b>Project Description:</b>	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”).
<b>Borough:</b>	Citywide
<b>Type of Contract:</b>	Reimbursement agreement
<b>Amount to be Ratified:</b>	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
<b>Type of Funds:</b>	City Tax Levy funds made available by the New York City Council
<b>Procurement Method:</b>	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.
<b>M/WBE Goal:</b>	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

## **EXHIBIT I**

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

<b>Project Description:</b>	<p>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.</p> <p>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.</p>
<b>Borough:</b>	Citywide
<b>Type of Contract:</b>	A consultant contract and any needed Funding Source Agreement(s)
<b>Amount to be Approved:</b>	Up to \$20,000,000
<b>Type of Funds:</b>	NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds
<b>Procurement Method:</b>	Sole source
<b>Last Exec. Comm. Approval:</b>	N/A
<b>Agreement to be Approved:</b>	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)
<b>Scope of Work:</b>	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