



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
April 30, 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 Wednesday, April 30, 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 Adolfo Carrión, Jr.)
Eric Clement
Andrew Kimball
James McSpiritt
Patrick J. O'Sullivan, Jr.
Betty Woo

Members of NYCEDC staff also were present.

The meeting was called to order by Margaret Anadu, Chairperson of NYCEDC, at 10:13 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the March 18, 2025 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the March 18, 2025 regular meeting of the Executive Committee, as submitted. A motion to approve such minutes, as submitted, was made, seconded and unanimously adopted.

2. Contracts and Other Matters

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

(a) NYC Catalyst Fund: NVP and Avante

At this time, Brinda Ganguly, an Executive Vice President of NYCEDC, Maxwell Frenkel, a Senior Associate of NYCEDC, and Audrey Ellen, an Assistant Vice President of NYCEDC, presented a proposal for NYCEDC (i) to make an investment in Newark Venture Partners Fund III, LP ("NVP Fund III"), which will be managed by Newark Venture Accelerator, L.L.C. ("NVP") and will make investments exclusively in technology startups (the commitment and investments collectively, the "NVP Transactions"), (ii) to enter into agreements needed in connection with the NVP Transactions, (iii) to make an investment in Avante Capital Partners SBIC IV, LP ("Avante Fund IV"), which will be managed by Avante Capital Partners, LP ("Avante") and will make investments in lower-middle-market businesses, often overlooked by traditional financing sources, primarily to provide debt capital to small businesses in core sectors such as healthcare, business services, and manufacturing (the commitment and investments collectively, the "Avante Transactions"), and (iv) to enter into agreements needed in connection with the Avante Transactions, all on substantially the terms set forth in Exhibit A hereto. Ms. Ganguly gave an overview of the NYC Catalyst Fund program, and then Mr. Frenkel and Ms. Ellen explained the respective backgrounds of NVP and Avante and their principals and their experience and relationship to New York City, and NYCEDC's reasons for choosing to make the related investments in them. These investments would be part of the NYC Catalyst Fund portfolio.

In answer to a question from Ms. Anadu, Ms. Ellen explained that NYCEDC considered a combination of factors when sizing its NYC Catalyst Fund investments. A discussion then ensued among Ms. Anadu, Mr. Clement, Ms. Ellen and Ms. Ganguly with respect to NVP regarding sizing of the NYC Catalyst Fund deal. It was then determined that the Committee would consider the proposed NVP Transactions at a later meeting.

In answer to a question from Mr. Clement, Ms. Ellen discussed Avante's strategy, noting that it is typically a 90/10 debt-equity investment split, and that its exits are usually from sponsor sales in 3-5 years. She added that Avante realizes most of its returns when the sponsor sale occurs, and that this is much sooner than equity funds that are locked up for 10-12 years. In answer to a second question from Mr. Clement, Ms. Ellen stated that Avante starts seeing some cash flow earlier than the sponsor sale because there is minor amortization on the loans, but that the bulk of it comes at the sponsor sale. In answer to a question from Ms. Anadu, Ms. Ellen stated that Avante leads transactions. In answer to a question from Mr. Charlop-Powers, Mr. Kimball explained that NYCEDC repurposed Urban Development Action Grant program funds for the NYC Catalyst Fund, and that it was too early to consider further iterations of the NYC Catalyst Fund.

At this time, a motion was made to authorize the matters set forth for authorization with respect only to Avante related matters in the Proposed Resolution section of Exhibit A hereto. Such motion was seconded and unanimously approved.

3. Other Contracts and Matters

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

(a) Manhattan Waterfront Greenway – Inwood

A proposal for (i) an engineering and design services contract and any necessary amendments thereto with Stantec Consulting Services Inc. to provide engineering and design related services for the project through construction completion, (ii) a construction management (“CM”) contract (a “CM Contract”) and any necessary amendments thereto with the selected construction manager for the provision of CM and related services for the project, including pre-construction, construction, and post-construction services, through construction completion, (iii) a special inspections services contract with the selected contractor and any necessary amendments thereto for the project, if a new agreement is being entered into for such services, (iv) any agreements necessary to obtain funds (“Funding Source Agreements”) or amendments thereto, (v) any needed amendments to the above contracts, and (vi) project expenditures and entering into other related documents, all to provide for the design and construction of the Manhattan Waterfront Greenway – Inwood project, which consists of waterfront improvements to the bulkhead and upland improvements to close a remaining gap in the Manhattan Waterfront Greenway between Academy Street and North Cove, on substantially the terms set forth in Exhibit B hereto.

(b) Broadway Junction Public Realm Improvements: Station Gateway Plaza

(i) A proposed design contract and any necessary amendments thereto with Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. to provide design and related services for plaza improvements primarily at and around the Station Gateway Plaza, and (ii) any needed Funding Source Agreements, all in connection with the design of Broadway Junction Public Realm Improvements at and around Station Gateway Plaza, adjacent to Callahan-Kelly Playground at the northwest corner of the intersection between Van Sinderen Avenue and Fulton Street in Brooklyn, on substantially the terms set forth in Exhibit C hereto.

(c) Climate Innovation Hub Design Services

A proposed agreement with Perkins & Will Architects, P.C. to provide for initial design services required for the development of the Climate Innovation Hub (the “Hub”), which Hub is expected to occupy approximately 200,000 square feet at Brooklyn Army Terminal (“BAT”) Building A and provide services for business development, incubation and research commercialization, all in connection with the Hub’s overall goal of anchoring a growing ecosystem along New York Harbor for new climate technologists,

entrepreneurs and talent working to develop, pilot, and deploy new solutions to combat the effects of climate change, on substantially the terms set forth in Exhibit D hereto.

(d) Brooklyn Cruise Terminal (“BCT”) Shore Power Equipment Purchase and Services

The proposed ratification of a purchase order contract with Watts Marine LLC, and the proposed approval of an amendment to a services contract with Watts Marine LLC, all related to expanding shore power access to more cruise ships at BCT, to provide for the purchase of equipment, an increased services scope and increased project budget, on substantially the terms set forth in Exhibit E hereto.

In answer to a question from Mr. McSpiritt, Allison Dees, a Vice President of NYCEDC, stated that the shore power system at BCT was currently operable, and that this proposed project would enable additional ships to be able to plug into shore power. In answer to a second question from Mr. McSpiritt, Ms. Dees explained that currently the shore power system allowed Carnival’s Queen Mary II ship to plug in, and that this expansion project, when complete, would, with regard to ships that have shore power capability, allow for all such ships that currently call at BCT, and all such ships that are on the berthing schedule over the next 2 years, to be able to plug in. Ms. Dees additionally noted that NYCEDC was in active conversations with cruise lines about their future ship deployments.

(e) Citywide Rehabilitation/Improvements – Maintenance Dredging and Related Services

(i) One or more proposed amendments to NYCEDC’s 2017 facilities management/construction management contract with Hunter Roberts Construction Group, L.L.C. to provide for maintenance dredging and related CM services and other related services for Fiscal Year (“FY”) 2026 Fall, FY 2026 Spring and Sail 250 dredging events for the Manhattan Cruise Terminal, and to provide funds for such dredging events, and (ii) any needed Funding Source Agreements for this project work, on substantially the terms set forth in Exhibit F hereto.

(f) Modifications to Previous Authorizations – Labor and Supervision Services under the CleaNYC (including Graffiti-Free NYC) Program

(i) Proposed modifications with regard to a contract with each of The Doe Fund, Inc. (“Doe Fund”) and Klen Space Inc. (“Klen Space”) to provide (1) labor and supervision services under the CleaNYC program (including services under the Graffiti-Free NYC program), primarily related to cleaning, and graffiti removal, at various locations throughout New York City owned and/or managed by NYCEDC or with regard to which NYCEDC is asked to perform these services by The City of New York (the “City”), (2) that Doe Fund and Klen Space may also obtain supplies, equipment and machinery and provide other services for the program, (3) that Doe Fund and Klen Space may also be required to provide support services, such as job training and

workplace development for their staff, which includes disadvantaged populations and may include ex-substance abusers, unhoused, formerly incarcerated, and lower-income individuals, to assist their development and ability to lead independent and productive lives, and (4) under Klen Space's contract for Klen Space to also provide Area Maintenance Program services, to provide additional funds for additional project work, (ii) other contracts and expenditures for supplies, parts, equipment, machinery, waste containers, transportation and possibly other services as needed for the Graffiti-Free NYC and CleaNYC program and (iii) any necessary agreements (including Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit G hereto. Existing approved retainer contracts and amendments thereto may also be used for project work using a portion of the additional funds, on substantially the terms set forth in Exhibit G hereto.

(g) Modifications to Previous Authorizations – On-Call Urban Planning and Design Services

(i) Proposed modifications with regard to the contracts with each of Claire Weisz Architects LLP, Interboro Partners LLC, Skidmore, Owings & Merrill LLP, One Architecture and Urbanism Inc. d/b/a One Urbanism, and FXCollaborative Architects LLP for the provision of on-call urban planning and design services, to provide additional funds for additional project services, and (ii) any necessary agreements (including Funding Source Agreements) related to such project services, on substantially the terms set forth in Exhibit G hereto.

(h) Modifications to Previous Authorizations – Water Street Corridor: Construction of Streetscape and Plaza Improvements

(i) A proposed amendment to the contract with J. Pizzirusso Landscaping Corp. for construction services related to the construction of streetscape and plaza improvements for the Water Street corridor, located on Water Street from Whitehall Street to Maiden Lane, Whitehall Street from Pearl Street to Water Street, Moore Street from Water Street to Pearl Street, a pedestrian plaza at Coenties Slip from Water Street to Pearl Street, and a pedestrian plaza from Whitehall Street to Broad Street, Manhattan (collectively, the "Water Street Corridor"), to provide additional funds from utilities to provide for additional construction services for project utility work, and (ii) any necessary agreements (including Funding Source Agreements) related to such project work, on substantially the terms set forth in Exhibit G hereto.

(i) Modifications to Previous Authorizations – Water Street Corridor: Resident Engineering Inspection Services

(i) A proposed amendment to the contract with Techno Consult Engineering, P.C. f/k/a Techno Consult, Inc. for resident engineering inspection services related to the design and construction of streetscape and plaza improvements for the Water Street Corridor, to provide for additional funds from utilities to provide for additional resident engineering inspection services related to project utility work, and (ii) any necessary

agreements (including Funding Source Agreements) related to such project work, on substantially the terms set forth in Exhibit G hereto.

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

(i) Proposed modifications with regard to the 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 provide for additional funds for additional 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 G hereto.

(k) Modifications to Previous Authorizations – On-Call Maritime Engineering Consultant Services

(i) Proposed modifications with regard to the consultant contracts with each of BTMI Engineering, PC (“BTMI”), Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C., Jacobs Civil Consultants Inc, M.G. McLaren Engineering and Land Surveying, P.C., Marine Infrastructure Engineering Solutions D.P.C., and Penmax Consulting Engineers, P.C. for on-call maritime engineering consultant services that include, without limitation, engineering investigation, inspection, analysis, design and project management services, including environmental and related studies, at or with regard to various waterfront properties located throughout the City owned, managed and/or leased by the City or by NYCEDC, to provide additional funds for additional 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 G hereto.

In answer to a question from Mr. McSpiritt, Surge Zherebchuk, an Assistant Vice President of NYCEDC, explained that the last time that NYCEDC procured these on-call maritime engineering contracts was 2020, that the consultants were approaching their fifth year and NYCEDC was exercising the first year of extension of the contracts, and that NYCEDC was actively working on procuring the next set of contracts for these project services.

(l) Modifications to Previous Authorizations – Tompkinsville Esplanade and Pier

(i) A proposed amendment to the contract with BTMI (the “BTMI Contract”) for engineering, design and related consulting services related to the rehabilitation and renovation of a portion of the Tompkinsville Esplanade and construction of a new pier and pier building structure for the New York City Department of Transportation’s Staten Island Ferry Division (the “Tompkinsville Esplanade and Pier Project”), (1) to provide additional funds primarily to provide for additional design, coordination, and consulting

services for the new pier and pier building structure and a portion of the Tompkinsville Esplanade, and (2) to provide that the up to \$1,500,000 added to the BTMI Contract authorization on June 21, 2022 primarily for work related to an additional portion of the Tompkinsville Esplanade by the Miller's Launch, Inc. facility will instead be used by BTMI for other portions of the project, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project work, on substantially the terms set forth in Exhibit G hereto.

(m) Modifications to Previous Authorizations – MADE Bush Terminal Placemaking and Leasing for MADE and BAT

(i) Proposed modifications with regard to the consultant contract (the “Brand Contract”) with Brand Urban, LLC (“Brand Urban”) to provide services for on-site activations at MADE Bush Terminal Building A and to assist with leasing ground floor tenant spaces, to additionally provide that Brand Urban shall serve as leasing consultant for (1) the second floor of MADE Bush Terminal Building A and units 301, 305, and 503 at such building, and (2) BAT’s Building A café space, and to provide funds for fees primarily for leasing the new space, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to such project services, on substantially the terms set forth in Exhibit G hereto.

(n) Modifications to Previous Authorizations – MADE Bush Terminal Building A Ground Floor Design Work

(i) Proposed modifications with regard to a consultant contract with nArchitects PLLC (“nArchitects”) to provide services for the design, fabrication and installation of furniture, fixtures and equipment for a portion of the ground floor – for the Lobby Corridor and Lobby Gathering, and some of such work for the Annex and Annex Corridor – of MADE Bush Terminal Building A, to provide (1) that nArchitects shall onboard Public Records, Inc., NYCEDC’s previously selected operator for the ground floor, and engineering firms as subcontractors, which will provide input on nArchitects’ design for portions of the ground floor, and (2) additional funds to provide for additional project design, fabrication and installation work by nArchitects, to complete the design and fit-out of all of the Annex as a fully operational event space, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to such project services, on substantially the terms set forth in Exhibit G hereto.

Ms. Anadu left the meeting at this time.

(o) Homeowner Assistance Program for Ancillary Dwelling Units

(i) A proposed consultant contract, and possible amendments thereto, with Claire Weisz Architects LLP to provide services for the performance of public and industry engagement and the development of a web-based resource for the Homeowner Assistance Program for Ancillary Dwelling Units in collaboration with the New York City Mayor’s Office of Policy and Planning, the New York City Department of Housing Preservation and Development, and the New York City Department of

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

(p) Funding Agreement: Community Healthcare Network, Inc.

(i) A proposed funding agreement with Community Healthcare Network, Inc. (“CHN”) to fund a portion of the cost of new casework and millwork in exam rooms, installation of a ceiling, sinks, faucets, built-in reception desk, and energy-efficient lighting, and possibly other renovations, at CHN’s facility at 36-11 21st Street, in Long Island City, Queens, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit I hereto.

(q) Rise Up NYC Summer Concert Series 2025

A proposed consultant contract, and any needed amendments thereto, with Globe Star Media Entertainment, Inc. to provide for event production services for NYC’s Rise Up Summer Concert Series 2025, a celebration of music, performance, and culture, consisting of approximately 10 individual event days in all of New York City’s boroughs, to join together all New Yorkers in support of peace, prosperity, and a call to unify, on substantially the terms set forth in Exhibit J hereto.

(r) Corona Plaza Community Vending Market

(i) A proposed grant agreement with Queens Economic Development Corporation (“QEDC”), as operator of the Corona Plaza community vending market (the “Market”) located on Roosevelt Avenue, between 104th Street and National Street in Queens, pursuant to which NYCEDC will provide up to \$150,000 to support continued maintenance work at, and possibly the operations and activities of, the Market, and (ii) any needed Funding Source Agreements related to such project services, on substantially the terms set forth in Exhibit K hereto.

(s) Troutman Pepper Locke LLP (f/k/a Troutman Pepper Hamilton Sanders LLP)

A proposed legal retainer agreement with Troutman Pepper Locke LLP, formerly known as Troutman Pepper Hamilton Sanders LLP, for the provision of construction related legal services for NYCEDC’s keystone economic projects, on substantially the terms set forth in Exhibit L hereto.

(t) Women.NYC – Pivot to Growth: Entrepreneurship

(i) A proposed consultant contract with Get Sh!t Done, LLC for consultant services to support *Pivot to Growth: Entrepreneurship*, an innovation industry focused, cohort-based program designed to provide customized business growth frameworks to entrepreneurs operating for at least two years in NYCEDC’s core industries (the green economy, life sciences, and technology) – the program focuses on women entrepreneurs in the core industries, but is open to all – and (ii) any needed Funding

Source Agreements related to such project services, on substantially the terms set forth in Exhibit M hereto.

Approval of Section 3 Contracts and Matters


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

4. Approvals

With respect to the items set forth in Sections 2(a) and 3(a) – (t) 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.

5. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and approved, the Executive Committee meeting was adjourned at 10:48 a.m.



Assistant Secretary

Dated: June 17, 2025
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

NYC CATALYST FUND: NVP AND AVANTE
Executive Committee Meeting
April 30, 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 last 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 entering into agreements with two external fund managers: Newark Venture Accelerator, L.L.C. (“NVP”) and Avante Capital Partners, LP (“Avante”), (collectively, the “Fund Managers”). NYCEDC will commit to the Fund Managers’ respective investment vehicles: Newark Venture Partners Fund III, LP (“NVP Fund III”) and Avante Capital Partners SBIC IV, LP (“Avante Fund IV”), (collectively, the “Investment Funds”). The general partners of the investment vehicles will be NVP III General Partner, L.L.C. and Avante Capital Partners SBIC GP IV, LLC, respectively (together, the “General Partners”). NYCEDC chose to make these commitments based on the Program’s selection criteria, which span various financial and impact categories, described in the Request for Applications for the Program.

The commitments and investments shall be referred to herein, collectively, as the “Transactions”. Below we have included information on the Transactions.

NVP Description:

NVP is an early-stage venture capital firm headquartered in Newark, NJ, the primary office of which is based in New York City. NVP invests exclusively in technology startups. NYCEDC chose to make an investment in NVP Fund III for several reasons. NVP expects to deploy a significant amount of capital to companies based in New York City. NVP is a diverse-owned firm with a demonstrated track record of supporting diverse entrepreneurs. In addition, each of its two partners bring over two decades of the investment experience necessary to provide the services described herein.

NYCEDC proposes to enter into an agreement with Newark Venture Accelerator, L.L.C. and NVP III General Partner,

L.L.C., through which NYCEDC will make a commitment to NVP Fund III.

NVP Amount to be Approved: Up to \$2,800,000

Avante Description: Avante is a private credit firm that invests in lower-middle-market businesses, often overlooked by traditional financing sources. It primarily provides debt capital to small businesses in core sectors such as healthcare, business services, and manufacturing. NYCEDC chose to make an investment in Avante Fund IV for several reasons. Avante is a majority women-owned firm and has a track record of investing in women and minority-led small businesses. Avante also founded several professional networks and internship programs aimed at increasing diversity within private equity and private credit industries. Additionally, Avante's investments help small businesses, an essential pillar of New York City's economy, and support expansion and job growth.

NYCEDC proposes to enter into an agreement with Avante Capital Partners, LP and Avante Capital Partners SBIC GP IV, LLC, through which NYCEDC will make a commitment to Avante Fund IV.

Avante Amount to be Approved: Up to \$5,000,000

Borough: Citywide

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 Fund Managers, the General Partners, the Investment Funds and/or other relevant parties, and any needed amendments thereto (collectively, "Transaction Documents").

M/W/DBE Goal: Not applicable

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

- Source investments and screen for ones that meet the investment strategy of the Investment Funds.
- Conduct a rigorous diligence process that evaluates potential investments against the investment selection criteria specified in the Transaction Documents.
- 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 as specified in the Transaction Documents.
- Make distributions to NYCEDC in accordance with the Transaction Documents.
- Provide regular reports for the Investment Funds and the investments in which NYCEDC has an equity interest.
- Hold regular meetings for investors of the Investment Funds in accordance with the Transaction Documents.
- 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 Funds and to enter into the Transaction Documents, as required, substantially as described herein

Relevant

Staff: Brinda Ganguly, Executive Vice President, Strategic Investments Group
Audrey Ellen, Assistant Vice President, Strategic Investments Group
Maxwell Frenkel, Senior Associate, Strategic Investments Group
Ilan Har-El, Counsel, Legal

Project Code: 10306

EXHIBIT B



MANHATTAN WATERFRONT GREENWAY-INWOOD
Executive Committee Meeting
April 30,2025

Project Description: The design and construction of the Manhattan Waterfront Greenway - Inwood which consists of waterfront improvements to the bulkhead and upland improvements to close a remaining gap in the Manhattan Waterfront Greenway between Academy Street and North Cove. This project provides waterfront access to the Inwood community and connects to the site of the future Academy Street Park.

Borough: Manhattan

Types of Contracts: An engineering and design services contract, a CM Contract, and a special inspections contract.

Amounts to be Approved:

Up to \$232,000,000 in the aggregate for the Project, of which it is anticipated that:

- approximately \$20,000,000 will be used for the engineering and design services contract,
- approximately \$3,500,000 will be used for a new special inspections services contract, or for services under a then existing NYCEDC special inspections retainer contract, and
- all or most of the balance will be used for the CM Contract with the CM selected for the Project

Type of Funds: City Capital Budget funds

Procurement Methods:

- Publicly advertised RFPs for (1) the engineering and design services contract, and (2) the special inspections contract (if a new special inspections contract is to be used)
- Competitive sealed proposals for the CM Contract..

The contractor for the special inspections contract (if a new contract is entered into) and the selected CM will be approved by the President or an Executive Vice President of NYCEDC.

Agreements to be Approved:

- An engineering and design contract and any necessary amendments thereto (the “Design Contract”) with Stantec Consulting Services Inc. (“Stantec”) to provide engineering and design related services for the Project through construction completion;
- A CM Contract and any necessary amendments thereto (the “Greenway CM Contract”) with the selected CM for the provision of CM and related services for the Project, including pre-construction, construction, and post-construction services, through construction completion;
- A special inspection contract with the selected contractor and any necessary amendments thereto (the “Special Inspections Contract”) for the Project, if a new agreement is being entered into for such services; and
- Any needed Funding Source Agreements or amendments thereto.

M/WBE Goal: 30% for Stantec

Scope of Work: In partnership with City Parks, the Project will provide design, construction and related services for a section of the Manhattan Waterfront Greenway between Academy Street and North Cove in Inwood. The Special Inspections Contract or an existing special inspections retainer contract will provide all special inspections as required by the designed scope of work. The improvements made by the Project may include, without limitation, bulkhead improvements to the area, upland improvements, lighting, wayfinding, plantings, bicycle lanes, and walkways for pedestrians.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Design Contract, the Greenway CM Contract, the Special Inspections Contract, and any needed Funding Source Agreements, and any needed amendments to these agreements, and to make Project expenditures and enter into other related documents, substantially as described herein.

Relevant Staff: Dennis Caramante, Project Director, Capital Program
Jennifer Steacy, Vice President, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Mary Adams, Senior Counsel, Legal

Project Code: 9911

EXHIBIT C

**BROADWAY JUNCTION PUBLIC REALM IMPROVEMENTS:
STATION GATEWAY PLAZA
Executive Committee Meeting
April 30, 2025**

Project Description: The design and construction of Broadway Junction Public Realm Improvements, which include plaza improvements (the “Project”) around Broadway Junction Station Complex primarily at and around (1) Station Gateway Plaza, adjacent to Callahan-Kelly Playground at the northwest corner of the intersection between Van Sinderen Ave and Fulton Street and (2) Van Sinderen Plaza, at the southeast corner of the intersection between Van Sinderen Ave and Fulton Street. At this time, authorization is being sought for design and related services related to the Station Gateway Plaza.

Borough: Brooklyn

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

Amount to be Approved: Up to \$1,900,000 for design and related services for the Station Gateway Plaza.

Type of Funds: City Capital Budget funds

Procurement Method: Publicly advertised RFP

Agreements to be Approved:

- A design contract and any necessary amendments thereto (the “Design Contract”) with Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C., (“Langan”) to provide design and related services for the Station Gateway Plaza portion of the Project
- .Any needed Funding Source Agreements

M/WBE Goal: 30% for Langan

Scope of Work: In partnership with City Parks and City DOT, a portion of the Project will consist of design and related services primarily at and around Station Gateway Plaza, adjacent to Callahan-Kelly Playground at the northwest corner of the intersection between Van Sinderen Ave and Fulton Street. The improvements may include, without limitation, the following: demolish the existing NYPD Transit Bureau 33 building and remove an existing retaining wall on the site and provide new paving, lighting, seating,

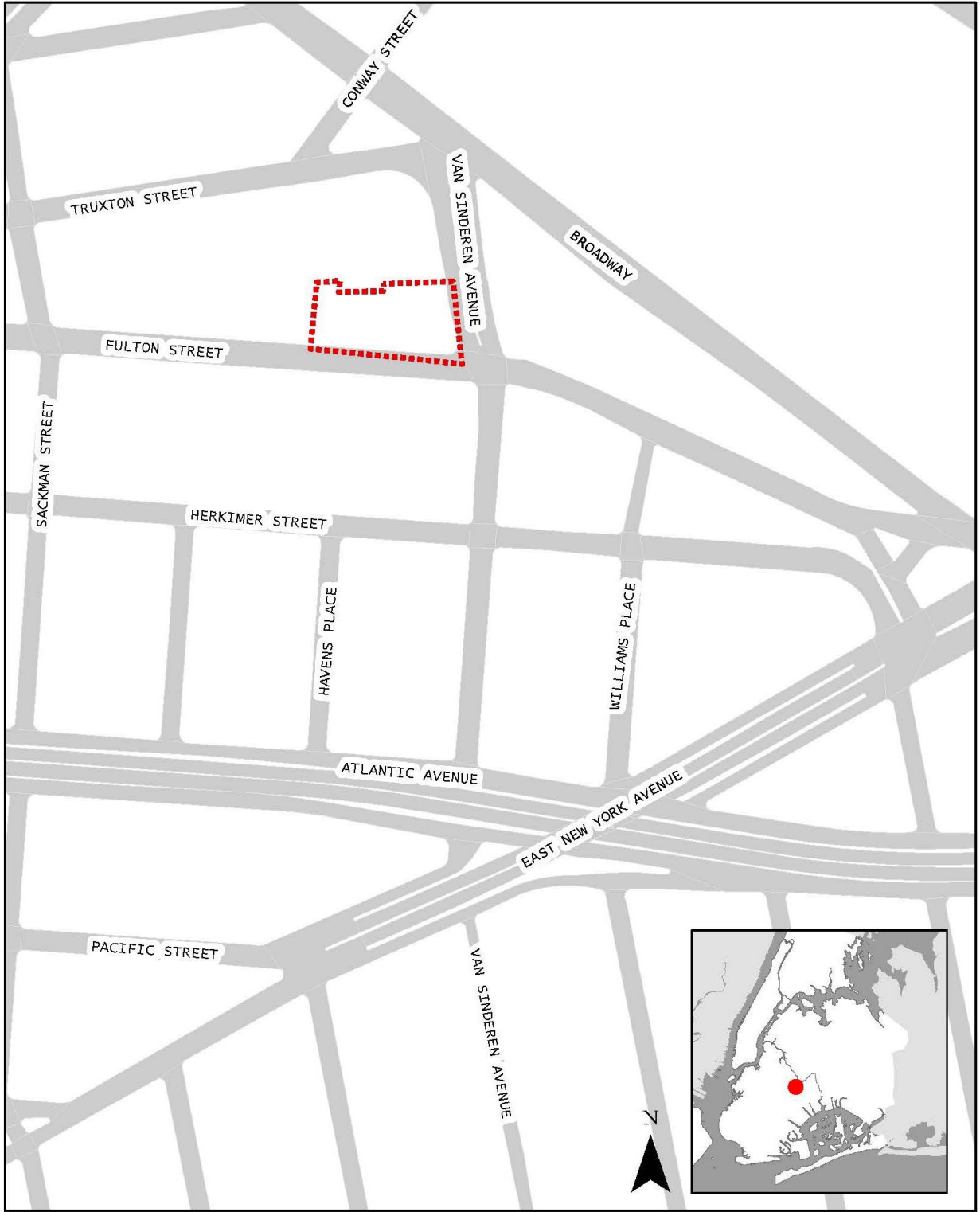
utilities, planting, irrigation and wayfinding to create connections to the existing Callahan Kelly Playground. They may also include a small kiosk.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Design Contract and any needed Funding Source Agreements, and any needed amendments to these agreements, 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

Broadway Junction: Station Gateway Plaza



275 Feet

NYCEDC MGIS 4/23/25

EXHIBIT D

CLIMATE INNOVATION HUB DESIGN SERVICES
Executive Committee Meeting
April 30, 2025

Project Description:

NYCEDC released the Climate Innovation Hub RFP in April 2024 (the “RFP”). The RFP sought consortiums to develop a hub (the “Hub”) that will anchor a growing ecosystem along New York Harbor for new climate technologists, entrepreneurs and talent working to develop, pilot, and deploy new solutions to combat the effects of climate change. The Hub is expected to occupy approximately 200,000 SF at BAT Building A and is expected to provide services for business development, incubation and research commercialization, serving 150 startups over 10 years and offering workforce development opportunities for the local community. This new space will be a world-class facility enabling emerging market innovators, small companies, and growth-stage and commercialization-stage companies to build and rapidly prototype products, carry out product research and development and draw upon other needed resources in the fit-for-purpose space.

The RFP contemplated that, in addition to procuring the operator(s) to operate the Hub and manage its programming, NYCEDC would retain design and construction teams directly to improve the space at BAT housing the Hub, utilizing an aggregate investment of up to \$100,000,000.

For the initial design services required for the development of the Hub, NYCEDC proposes to retain Perkins & Will Architects, P.C. (“Perkins & Will”), which was selected by and will work with the selected Hub operator(s), to design the Hub (the “Project”). Perkins & Will will lead a set of specialty sub-consultants. The design process is expected to begin in May 2025 and be completed in November of 2025, followed by over two years of construction, with the Hub opening in early 2028.

NYCEDC will seek additional authorizations from the Executive Committee and/or Board of Directors in the future for the funding of the contracts with the selected operator(s) and, once it has achieved at least 50% of construction drawings (permit/bid set) and specifications documentation, for the remaining development work required for the Hub.

Borough: Brooklyn

Type of Contract: Consultant contract

Amount To Be Approved: Up to \$6,400,000

Type of Funds: NYCEDC programmatic budget funds that are anticipated to be reimbursed by City Capital Budget funds

Procurement Method: The consultant is the design consultant included in the response to the public RFP for the HUB operator(s) that have been conditionally selected by NYCEDC and will be submitted for approval at a later date. Under NYCEDC's annual contracts with the City, the consultant will technically be considered to have been selected on a sole source basis.

Agreement to Be Approved: An agreement with Perkins & Will for the Project services (the "Consultant Contract").

M/WBE Goal: 12%. Perkins & Will is in discussions with certain of its teams to improve this number.

Scope of Work: The scope of work for the Consultant Contract covers all phases of design related services for the Project, substantially as outlined below.

- Communications and Coordination: Ongoing coordination with all participants involved in the Project, attendance of and participation in meetings as required, preparation and tracking of regulatory approvals and permits, compilation of all pertinent specifications, standards, and codes, general administrative work.
- Technical Surveys and Data Gathering: Inspection of Project site, development of utility survey, documentation of site conditions and necessary repairs to bring spaces to tenantable condition.
- Design Sprint (i.e.using an expedited process) and Programming: Alignment of Project goals, priorities, schedule, budget, communications, public approvals processes and other management issues to help execute the Hub objectives with NYCEDC and Consultant teams. Phase deliverables include a consolidated program and space requirements, project vision and goals, sustainability targets, conceptual test fits and building system strategies as well as an initial cost analysis by a third party.
- Schematic Design: Development of the concept design, consistent with the requirements established in the Design Sprint and Programming phase. Phase deliverables include schematic level elevations, floor plans and sections, code analysis, conceptual renderings and Basis of Design by the structural, MEFP (mechanical, electrical, fire protection and plumbing), environmental design consultants.
- Design Development: Aimed at bringing the scope and vision developed during programming into conformance with budget, infrastructure requirements, and overall design intent. Phase deliverables include design development building documentation inclusive of finishes, specialty equipment, low voltage, telecom

and security.

- Construction Documentation: Completion of the Construction Documentation phase of the project, and issuance of documents for a building permit and for competitive bid by others.
- Bidding, Construction Administration and Closeout: Assistance in the review and analysis of bids and in ensuring that construction work conforms to the Construction Documents.

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

Relevant Staff: Ian Taylor, Senior Vice President, Asset Management Design & Construction
Maria Figueira, Project Director, Asset Management Design & Construction
Nse Esema, Senior Vice President, Green Economy
Ali Kokot, Assistant Vice President, Green Economy
Jamie Horton, Director Special Projects, President's Office
Izzy Cohn, Senior Counsel, Legal

Image 1: Sunset Park District

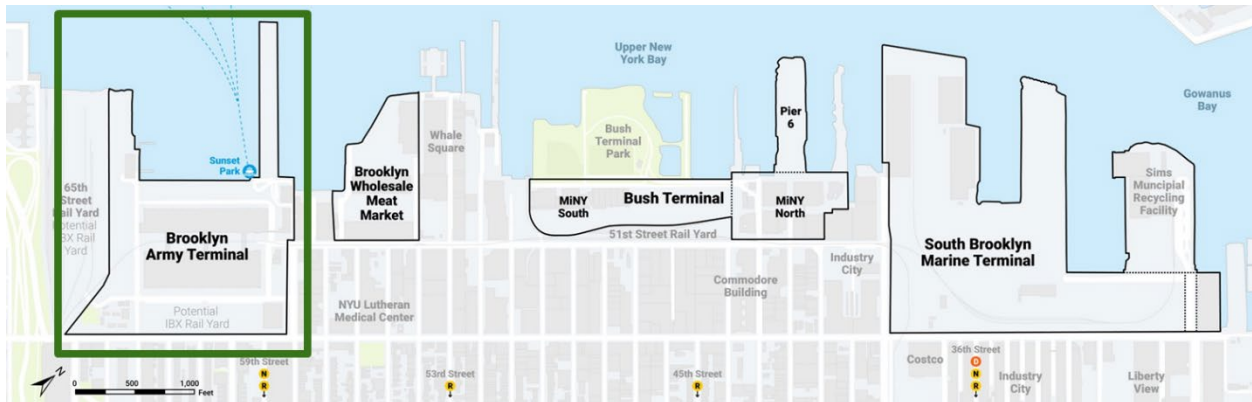


Image 2: Closeup Brooklyn Army Terminal campus

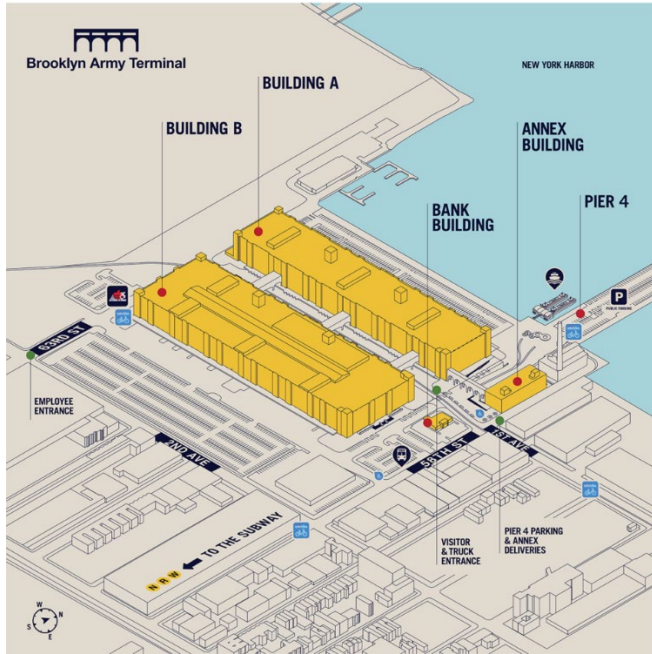


EXHIBIT E

BCT SHORE POWER EQUIPMENT PURCHASE AND SERVICES
Executive Committee Meeting
April 30, 2025

Project Description: The current shore power system at the Brooklyn Cruise Terminal (“BCT”), originally installed in 2016, enables passenger cruise ships to use shore-based electric power while docking at the BCT. The original system allowed for cruise ships of a specific design to receive shore power. NYCEDC has been working to expand shore power access to more cruise ships at BCT by upgrading the various components of the existing system. As part of this expansion effort, previous authorizations allowed for the fixed shore power cable positioning device (“CPD”) to be upgraded to a mobile CPD, which allows a greater linear reach of the shore power. Prior authorizations also allowed for the design of pier infrastructure upgrades needed for the expansion of shore power at BCT.

It is now proposed to obtain authorization that would help implement the build-out of the shore power expansion project by further amending the existing contract with Watts Marine LLC to include additional services in the scope of work and ratifying a purchase order for the purchase of additional equipment from Watts Marine LLC, related to the expansion.

Borough: Brooklyn

Types of Contracts: Purchase order contract and an amendment to a consultant services contract

Amounts to be Approved: Up to \$1,750,000 in the aggregate for the purchase order contract and amendment

Type of Funds: City Capital Budget funds and NYCEDC programmatic budget funds

Procurement Method: Sole source. The current BCT shore power system is proprietary and was purpose-built and installed at BCT by Watts Marine LLC in 2016 and adheres to the terminal’s unique specifications and requirements. Watts Marine LLC has the sole ability to provide the services necessary to deliver shore power expansion based on its previously performed work.

Last Exec. Comm. Approval: August 20, 2024

M/WBE Goal: Not applicable

Agreements to be Approved/Ratified: Ratification of a purchase order contract (the “Purchase Order”) with Watts Marine LLC related to the shore power expansion and approval of an amendment (the “Amendment”) to the services contract with Watts Marine LLC related to the BCT shore power expansion to provide for an increased scope and an increased budget

Scopes of Work:

- I. **Equipment purchase** (City Capital) – Purchase Order
Purchase principally of the following:
 - Two ground switches
 - Two sawtooth connection boxes
 - Automation equipment
- II. **Testing and Commissioning of equipment** – Purchase Order
(sawtooth connections, ground switches and possibly automation equipment)
- III. **Services**
 - Construction administration and oversight related to construction and equipment installation for the current phase of the shore power expansion project (City Capital) – Amendment to Watts Marine LLC Contract
 - Permitting task assistance
 - Testing and commissioning equipment
 - Bidding and procurement services
 - Support services i.e. approving drawings, answering RFIs, coordinating meetings and reporting on progress, etc.

Proposed Resolution: To authorize the President and any empowered officer (1) having entered into the Purchase Order and (2) to enter into the Amendment, substantially as described herein

Relevant Staff: Allison Dees, Vice President, Asset Management
Sudhir Puthran, Assistant Vice President, Asset Management
Anjali Fisher, Assistant Vice President, Asset Management
Jess Greenspan, Assistant Vice President, Asset Management
Margo Riecks, Project Manager, Asset Management
Gregory Dixon, Vice President, Asset Management
Mary Adams, Senior Counsel, Legal

Project Codes: 6227 (Purchase Order), 9956 (Amendment)

EXHIBIT F

CITYWIDE REHABILITATION/IMPROVEMENTS
Executive Committee Meeting
April 30, 2025

Proposed Resolution: To authorize the President and any empowered officer to enter into the amendment(s) to the FM/CM Contract indicated below and any needed Funding Source Agreements, substantially as described herein.

The proposed amendment(s) are sole source amendment(s) to a contract that was competitively procured. The contractor is acting as a CM and procuring subcontractors for the Project Work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. Subcontractors retained by the contractor may, in turn, subcontract certain work.

Contract	Work Site	Borough	Project Work	Estimated Maximum Cost and Type of Funds	Project Code
Hunter Roberts 2017 FM/CM Contract (70180001)	Manhattan Cruise Terminal	Manhattan	Maintenance dredging and related construction management services and other related services for the Manhattan Cruise Terminal performed through one or more amendments to the 2017 Hunter Roberts FM/CM Contract. Inclusive of the FY26 Fall, FY26 Spring and Sail 250 dredging events. M/WBE Goal: 5%	Up to an additional \$16,400,000. The source of funds may be NYCEDC programmatic budget funds and any other funds available for the project, including without limitation, City Tax Levy funds, City Capital Budget funds, Federal funds, and other sources.	11088

Relevant Staff: Ian Taylor, Senior Vice President, Asset Management
Greg Dixon, Vice President, Asset Management
Surge Zherebchuk, Assistant Vice President, Asset Management
Margo Riecks, Project Manager, Asset Management
Michael Barone, Senior Counsel, Legal

EXHIBIT G

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS

Executive Committee Meeting

April 30, 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 (including any needed Funding Source Agreements) related thereto.

The proposed modifications are being undertaken on a sole source basis to the extent any procurement is being undertaken

Item 1

Contractor	The Doe Fund, Inc. ("Doe Fund") and Klen Space Inc. ("Klen Space")	
Project Site Address(es)	Citywide	
Last Exec. Comm. Approval	12/17/2024	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$40,000,000 in the aggregate of City Tax Levy and NYCEDC programmatic budget funds for the Doe Fund and Klen Space contracts for the City Cleanup Corps program and Property Maintenance Program and for other related activities and expenditures.	<p>Labor and supervision services under the CleaNYC program (including services under the Graffiti-Free NYC program), primarily related to cleaning, including, but not limited to, street and sidewalk cleaning, cleaning of vacant lots and dumping by the roadside, trash and debris collection, and supplementary sanitation and cleaning services, and graffiti removal, at various locations throughout the City owned and/or managed by NYCEDC or with regard to which NYCEDC is asked to perform these services by the City. Under their contracts, Doe Fund and Klen Space may also obtain supplies, equipment and machinery and provide other services for the program.</p> <p>As part of Project services, Doe Fund and Klen Space may also be required to provide support services ("Support Services"), such as job training and workplace development for their staff, which includes disadvantaged populations and may include ex-substance abusers, unhoused, formerly incarcerated, and lower-income</p>	To provide up to an additional \$6,239,495.65 of City Tax Levy funds for the Doe Fund and Klen Space contracts for the CleaNYC program (including the Graffiti-Free NYC program) in Fiscal Year 2026, bringing the total aggregate amount authorized for their contracts for those programs and for the Area Maintenance Program to up to \$46,239,495.65, which funds may be used for past and future services. NYCEDC may also use a portion of such \$6,239,495.65 to enter into other contracts and make expenditures for supplies, parts, equipment, machinery, waste containers, transportation and possibly other services as needed for the Graffiti-Free NYC and CleaNYC programs, which in almost all cases are anticipated to be procured through a small purchase procurement method. Existing approved retainer contracts and amendments thereto may also be used for such matters, using a portion of such \$6,239,495.65. Funds may also be spent on Support Services. Funds will be apportioned between Doe Fund and Klen Space contracts

	<p>individuals, to assist their development and ability to lead independent and productive lives.</p> <p>Under Klen Space's contract, Klen Space also provides Area Maintenance Program services and a portion of the funds previously authorized for its contract is for such services.</p>	<p>contingent on programmatic needs. Up to 3% of the \$6,239,495.65 may be retained by NYCEDC as a fee.</p>
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Relevant Staff: Julian Rifai, Vice President, Asset Management Property Operations
 Craig Small, 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

Project Code: 2357

Item 2

Contractors	<ul style="list-style-type: none"> • Claire Weisz Architects LLP • Interboro Partners LLC • Skidmore, Owings & Merrill LLP • One Architecture and Urbanism Inc. d/b/a One Urbanism • FXCollaborative Architects LLP 	
Project Site Address(es)	Citywide	
Last Exec. Comm. Approval	11/7/2024	
Current Amount and Type of Funds	Project Work	Proposed Modification
<p>Up to \$17,000,000 in the aggregate for On-Call Urban Planning and Design Consultant Services retainer contracts with the five listed consultants. The source of funds will vary depending on the particular task and may include, without limitation, City Capital Budget funds, City Tax Levy funds, NYCEDC programmatic budget funds, IDA, and Federal and State grants.</p>	<p>The provision of on-call urban planning and design services, including market analysis and public outreach services, related to, but not limited to, urban design, site planning, planning graphics and media, renderings and visualizations, sustainable design strategies and climate resiliency, infrastructure analysis, market and financial feasibility analysis, public facilitation and engagement, cost estimating, and general planning services.</p>	<p>To provide for up to an additional \$3,000,000 in the aggregate for a total of up to \$20,000,000, and to amend the five specified retainer contracts to provide such funding.</p>

Relevant Staff: Mirtha Hernandez, Senior Project Support Analyst, Planning
 Samuel Cohen, Vice President, Chief of Staff, Planning
 Adam Meagher, Senior Vice President, Neighborhood Strategies
 James Higgins, Senior Counsel, Legal

Project Code: 2184

Item 3

Contractor	J. Pizzirusso Landscaping Corp. (“Pizzirusso”)	
Project Site Address(es)	Water Street from Whitehall Street to Maiden Lane, Whitehall Street from Pearl Street to Water Street, Moore Street from Water Street to Pearl Street, a pedestrian plaza at Coenties Slip from Water Street to Pearl Street, and a pedestrian plaza from Whitehall Street to Broad Street, Manhattan (the “Water Street Corridor”)	
Last Exec. Comm. Approval	4/27/2023	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$100,000,000 in City Capital Budget funds, CDBG funds made available by LMDC, FEMA funds and Federal Highway Administration Emergency Relief program funds, and funds from utilities for certain Project utility work.	Construction services related to the construction of streetscape and plaza improvements for the Water Street Corridor.	To provide up to an additional \$30,000,000 in funds from utilities for, and to amend, the Pizzirusso contract to provide for additional construction services related to Project utility work, bringing the total authorized amount for the Pizzirusso contract to up to \$130,000,000.

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

Project Code: 4848

Item 4

Contractor	Techno Consult Engineering, P.C. (“Techno”) formerly known as Techno Consult, Inc.	
Project Site Address(es)	The Water Street Corridor (as described in Item 3 above)	
Last Exec. Comm. Approval	3/14/2023	
Current Amount and Type of Funds	Project Work	Proposed Modification
\$7,000,000 in CDBG funds made available by LMDC and City Capital Budget funds and funds from utilities.	Resident engineering inspection services related to the design and construction of streetscape and plaza improvements for the Water Street Corridor.	To provide up to an additional \$3,000,000 in funds from utilities for, and to amend, the Techno contract to provide for additional resident engineering inspection services related to Project utility work, bringing the total authorized amount for the Techno contract to up to \$10,000,000.

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

Project Code: 4848

Item 5

Contractors	Arcadis of New York, Inc.	
Project Site Address(es)	Financial District and South Street Seaport, Manhattan	
Last Exec. Comm. Approval	2/04/2025	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$25,800,000; City Tax Levy funds, NYCEDC programmatic budget funds, State funds and/or Federal funds	A master planning effort to develop a conceptual design of a shoreline extension and 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 provide up to an additional \$3,800,000 of City Tax Levy funds, NYCEDC programmatic budget funds and/or Federal FEMA funds for the Arcadis contract, bringing the total authorized amount of such contract to up to \$29,600,000.

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

Project Code: 7809

Item 6

Contractor	<ul style="list-style-type: none"> • BTMI Engineering, PC • Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C. • Jacobs Civil Consultants Inc • M.G. McLaren Engineering and Land Surveying, P.C. • Marine Infrastructure Engineering Solutions D.P.C. • Pennmax Consulting Engineers, P.C. 	
Project Site Address(es)	Citywide	
Last Exec. Comm. Approval	03/18/2020	
Current Amount and Type of Funds	Project Work	Proposed Modification
<p>The total authorized amount for the six retainer contracts is up to \$60,000,000. The source of funds will vary based on the particular tasks. Sources may include, without limitation, NYCEDC programmatic budget funds, City Tax Levy funds and/or City Capital Budget funds as well as any other type of funds, if any, then available for the tasks.</p>	<p>On-call maritime engineering consultant services that include, without limitation, engineering investigation, inspection, analysis, design and project management services, including environmental and related studies, at or with regard to various waterfront properties located throughout the City. The properties are generally either owned, managed and/or leased by the City or by NYCEDC. The number and location of such properties may be updated from time to time by NYCEDC to include new properties or to exclude previously designated properties.</p>	<p>To provide in the aggregate up to an additional \$18,000,000 of NYCEDC programmatic budget funds, City Tax Levy funds and/or City Capital Budget funds as well as any other type of funds, if any, then available for the tasks, for the retainer contracts.</p>

Relevant Staff: Ian Taylor, Senior Vice President, Asset Management
 Gregory Dixon, Vice President, Asset Management
 Surge Zhrebchuk, Assistant Vice President, Asset Management
 Michael Barone, Senior Counsel, Legal

Project Code: 7993

Item 7

Contractor	BTMI Engineering, PC (“BTMI”)	
Project Site Address(es)	Tompkinsville Esplanade and Pier, Staten Island	
Last Exec. Comm. Approval	6/21/2022	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$10,000,000, comprised of up to \$8,500,000 in FEMA funds and up to \$1,500,000 in City Capital Budget funds	Engineering, design and related consulting services for the rehabilitation and renovation of a portion of the Tompkinsville Esplanade and construction of a new pier and pier building structure for City DOT’s Staten Island Ferry Division.	<p>To amend the BTMI contract to provide up to an additional \$3,000,000 of City Capital Budget funds, bringing the total authorized amount of the contract to up to \$13,000,000. In addition, any funds authorized for any contract for the Tompkinsville Esplanade and Pier project that are not needed for that contract may be used for the BTMI contract (and Skanska CM Contract for the project) for any portion of the project.</p> <p>The additional \$3,000,000 now being added to the authorization shall be used primarily for additional design, coordination, and consulting services for the new pier and pier building structure and a portion of the Tompkinsville Esplanade.</p> <p>In addition, the up to \$1,500,000 added to the BTMI contract authorization on June 21, 2022 primarily for work related to an additional portion of the Tompkinsville Esplanade by the Miller’s Launch, Inc facility will instead be used by BTMI for other portions of the project.</p>

Relevant Staff:

Len Greco, Senior Vice President, Capital Program
 Joe Piekiewicz, Vice President, Capital Program
 Kim Robledo, Project Director, Capital Program
 Candace Chung, Senior Counsel, Legal

Project Code:

1577

Item 8

Contractor	Brand Urban, LLC (“Brand Urban”)	
Project Site Address(es)	MADE Bush Terminal and BAT, Brooklyn	
Last Exec. Comm. Approval	November 7, 2024	
Amount and Type of Funds	Project Work	Proposed Modification
<p>Up to \$300,000; NYCEDC programmatic budget funds</p>	<p>Brand Urban is currently responsible for the following services for on-site activations at MADE Bush Terminal Building A and to assist with leasing ground floor tenant spaces:</p> <ul style="list-style-type: none"> • Developing a retail merchandising plan <ul style="list-style-type: none"> ▪ Outlining retail priorities and establishing clear goals. ▪ Compiling a target list of anchor retail tenants in alignment with objectives ▪ Offering strategic deal structure advice on rental and operator agreement(s) • Business development and retail leasing <ul style="list-style-type: none"> ▪ Actively presenting the site to an agreed-upon tenant target list and marketing the site to the broader broker community. ▪ Advising on end-to-end lease negotiations on behalf of NYCEDC • Placemaking and activations <ul style="list-style-type: none"> ▪ Delivering a high-level strategic placemaking and activation roadmap to drive community engagement and enhance the site's appeal to future tenants <p>The up to \$300,000 fee for the Brand Urban contract has a cost breakdown as follows:</p> <ul style="list-style-type: none"> • Retainer fee (up to a total of \$180,000) of up to \$15,000 per month for a 6-month initial contract term and a 6-month optional extension period • Success fees (up to a total not to exceed \$120,000) as follows: <ul style="list-style-type: none"> ▪ Identification of long term operator (\$50,000) ▪ Short term / pop-up rental agreements for one year or less: 	<p><u>Scope Expansion</u></p> <p>Brand Urban shall continue to perform previously approved services. In addition, it shall serve as leasing consultant for 1) the second floor of MADE Bush Terminal, Building A and units 301, 305, and 503 at such building; and 2) BAT’s Building A café space.</p> <p><u>Value Increase</u></p> <p>Up to \$250,000 in additional funds for the Brand Urban contract for an aggregate authorized contract value of up to \$550,000. Brand Urban’s previously approved \$180,000 base retainer fee will not increase. Of the added funds, up to \$100,000 will be allocated for success fees for leasing and activations at BAT and up to \$150,000 will be allocated to success fees for leasing and activations at scope expansion space at MADE Bush Terminal. The funding source will remain NYCEDC programmatic budget funds.</p> <p>The following success fees shall be applicable to the scope expansion space:</p> <ul style="list-style-type: none"> • Rental agreements lasting one year or more:

	<ul style="list-style-type: none"> ○ \$5,000 flat fee for spaces up to 5,000 SF ○ \$7,500 flat fee for spaces exceeding 5,000 SF 	<ul style="list-style-type: none"> ▪ \$5,000 flat fee for spaces up to 5,000 SF ▪ For spaces exceeding 5,001 SF <ul style="list-style-type: none"> ○ Years 1-2: 6% ○ Years 3-4: 5% ○ Years 4-5: 4% ○ Years 6-10: 3% ○ Years 11-20: 2% <p>In addition, the success fee for short term/pop-up rental agreements for one year or less shall be the same as previously approved for the first floor of MADE Bush Terminal Building A.</p>
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Relevant Staff: Waverly Neer, Vice President, Asset Management
Hazel Balaban, Vice President, Asset Management
Gabe Lefferts, Assistant Vice President, Asset Management
Jonah Jackson, Counsel, Legal

Project Code: 10786

Item 9

Contractor	nArchitects PLLC (“nArchitects”)	
Project Site Address(es)	MADE Bush Terminal, Brooklyn	
Last Exec. Comm. Approval	9/27/2024	
Amount and Type of Funds	Project Work	Proposed Modification
Up to \$1,000,000; NYCEDC programmatic budget funds	<p>nArchitects is currently responsible for the design, fabrication and installation of furniture, fixtures and equipment (“FF&E”) (including minimal acoustic, audio/visual and plumbing) for the Lobby Corridor and Lobby Gathering, and some of such work for the Annex and Annex Corridor portions, of the ground floor for Building A at MADE Bush Terminal.</p> <p>The work involves four distinct phases: Initial Design Direction, Conceptual and Schematic Design Development, Final Design Development, and Fabrication and Installation.</p>	<p><u>Scope Expansion</u></p> <p>nArchitects shall onboard Public Records, Inc. (“Public Records”), NYCEDC’s previously selected operator for the ground floor, and engineering firms as subcontractors, which will provide input on nArchitects design for portions of the ground floor. With Public Records’ and other such subcontractors’ input, nArchitects shall additionally be tasked with the complete design and fitout of all of the Annex as a fully operational event space. Such interventions will include design, fabrication and installation of FF&E and will include bespoke audio and visual technology, furnishing and back of house kitchen appliances.</p> <p><u>Value Increase</u></p> <p>Up to \$2,500,000 in additional funds for the nArchitects contract for an aggregate authorized contract value of up to \$3,500,000, a portion of which additional funds will be used by nArchitects for the additional design, fabrication and installation work. Should nArchitects’ design include electrical or plumbing work that it will not be tasked with constructing, the authorized amount of the nArchitects contract will be reduced by the cost of such construction work, which NYCEDC will separately contract for.</p> <p>The funding source for the additional funds will be NYCEDC programmatic budget funds.</p>

Relevant Staff: Waverly Neer, Vice President, Asset Management
 Gabe Lefferts, Assistant Vice President, Asset Management
 Jonah Jackson, Counsel, Legal

Project Code: 10812

EXHIBIT H

HOMEOWNER ASSISTANCE PROGRAM FOR ANCILLARY DWELLING UNITS
Executive Committee Meeting
April 30, 2025

Project Description: NYCEDC proposes to engage a consultant to perform public and industry engagement and develop a web-based resource for the Homeowner Assistance Program for Ancillary Dwelling Units (“ADU”) in collaboration with the New York City Mayor’s Office of Policy and Planning, HPD, and the New York City Department of Buildings.

Borough: Citywide

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

Amount to be Approved: Up to \$775,000

Type of Funds: City Tax Levy funds

Procurement Method: M/WBE small purchase

M/WBE Goal: 69%

Agreements to be Approved:

- A consultant contract, and possible amendments thereto (the “Consultant Contract”), with Claire Weisz Architects LLP (the “Consultant”) to provide services substantially as described herein
- Any needed Funding Source Agreements

Scope of Work: As part of the City of Yes for Housing Opportunity initiative, City Planning legalized ADUs as a new category of residence in the Zoning Resolution of the City of New York. A goal of the City of Yes for Housing Opportunity initiative is, through public and industry engagement, to facilitate the development of publicly available resources for homeowners related to ADUs.

The Consultant, managed by NYCEDC in consultation with collaborating City agencies, will be responsible for executing engagement with homeowners and members of the public and related industries during the roll out of the Homeowner Assistance Program for ADU. The Consultant team will create an engagement process that will build a robust easy-to-use website and a coalition of homeowners, community-based organizations, design professionals, and building owners. The specific set of services include:

- Project management and coordination
- Website development
- Development of a library of materials, including pre-approved plans

- Public education modules
- Marketing material development

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

Relevant Staff: Jennifer Sun, Executive Vice President, Planning Division
Samuel Cohen, Vice President, Planning Division
Mirtha Hernandez, Senior Project Support Analyst, Planning Division
James Higgins, Senior Counsel, Legal

Project Code: 11243

EXHIBIT I

FUNDING AGREEMENT
Executive Committee Meeting
April 30, 2025

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

Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Address, Borough	Source or Type of New NYCEDC Funds	Amount Under New Agreement/ Amendment	Application of Funds
Community Healthcare Network, Inc. ("CHN")- Funding Agreement	36-11 21st St Suite #1, Long Island City	City Capital Budget funds made available by the City Council and the Queens Borough President	Up to \$750,000	To fund a portion of the cost of new casework and millwork in exam rooms, installation of a ceiling, sinks, faucets, built-in reception desk, and energy-efficient lighting, and possibly other renovations, at CHN's facility at 36-11 21 st Street. This project has no M/W/DBE goal.

NYCEDC Project Code: (1) 11153

Relevant Staff: Dante Panora; Project Manager

Description of Contractor

- (1) **Community Healthcare Network, Inc. (CHN)** is a not-for-profit, 501(c)(3) organization that provides access to quality, culturally competent, and comprehensive community-based primary care, mental health services, and social services for diverse populations in underserved communities in four boroughs of New York City. As a network of twelve health centers, two medical mobile units, and two school-based health centers, CHN reaches over 85,000 individuals each year.

EXHIBIT J

RISE UP NYC SUMMER CONCERT SERIES 2025
Executive Committee Meeting
April 30, 2025

Project Description: Provision of event production services for NYC's Rise Up Summer Concert Series 2025, a celebration of music, performance, and culture, consisting of approximately 10 individual event days in all of New York City's boroughs, to join together all New Yorkers in support of peace, prosperity, and a call to unify (the "Project").

Borough: Citywide

Type of Contract: Consultant contract and possibly amendment(s) thereto

Amount to be Approved: Up to \$5,000,000

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

Procurement Method: Sole Source. Globe Star Media Entertainment, Inc. ("Globe Star") is an event planning services company with prior experience in planning events of this scale in accordance with guidelines that the City has regarding parks and historical landmarks, and the coordination involved in working with multiple government agencies in locations throughout the City (e.g., NYC Homecoming Event 2021, NYC Summer Concert Series 2022, NYC Rise Up Summer Concert Series 2023, and the NYC Rise Up Summer Concert Series 2024). Globe Star's previous experience working on events of this magnitude and complexity, along with its understanding of the City's branding and event guideline structure, permitting process, and compliance requirements, makes the company highly qualified to provide the Project services for a citywide, multi-dimensional event. Given the short timeframe and the vendor's experience, Globe Star is highly qualified to hit the ground running and execute an event of this magnitude with the best possible outcome.

Last Exec. Comm. Approval: June 18, 2024

M/WBE Goal: Not applicable

Agreement to be Approved: A consultant contract (the "Globe Star Contract") with Globe Star to provide Project services, and any needed amendments thereto

Scope of Work: Project services include acquiring talent, content and design creation, securing permits, video projection, staging, rigging, event promotion, and other related services.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Globe Star Contract and any needed amendments thereto, substantially as described herein

Relevant Staff: Bibi Rashid, Vice President, Contracts
Maryann Catalano, Chief Contracting Officer, Contracts
Jennifer Montalvo, Chief of Staff, President's Office
Ilan Har-El, Counsel, Legal

Project Code: 10176

EXHIBIT K

CORONA PLAZA COMMUNITY VENDING MARKET
Executive Committee Meeting
April 30, 2025

Project Description: Providing funds to Queens Economic Development Corporation (“QEDC”), as operator of the Corona Plaza community vending market (the “Market”) located on Roosevelt Avenue, between 104th Street and National Street in Queens. to support QEDC’s cost for maintenance work at the Market, and possibly the operations and activities of the Market.

Borough: Queens

Types of Contracts: Grant agreement and Funding Source Agreement

Amounts to be Approved: Up to \$150,000

Type of Funds: NYCEDC funds received as a donation from the Steven & Alexandra Cohen Foundation, Inc.

Procurement Method: Sole source

Agreement to be Approved: A grant agreement with QEDC, pursuant to which NYCEDC will provide up to \$150,000 to support the continued maintenance work at, and possibly the operations and activities of, the Market (the “Grant Agreement”), and any needed Funding Source Agreement

Scopes of Work: Funds provided under the Grant Agreement are anticipated to be primarily used to support operating expenses to maintain the Market. QEDC’s Market operations currently include costs related to: market manager salaries, insurance, trash collection, stall maintenance, nearby office and kitchen space. QEDC’s Market vendor operations currently include: 14 vendors that operate Wednesday to Sunday, 9 a.m. to 8 p.m, Vendors do not pay a vendor fee and are local to the community.

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

Relevant Staff: Angelina Espino, Senior Project Manager, Government and Community Relations
James Higgins, Senior Counsel, Legal

Project Code: 100-0

EXHIBIT L

**TROUTMAN PEPPER LOCKE LLP
(FORMERLY KNOWN AS TROUTMAN PEPPER HAMILTON SANDERS LLP)
Executive Committee Meeting
April 30, 2025**

- Project Description:** Provision of construction related legal services for NYCEDC’s keystone economic projects
- Type of Contract:** Legal retainer agreement (the “Retainer Agreement”)
- Amount to be Approved:** Up to \$350,000 (an increase of up to \$250,000 in the currently authorized amount for the Retainer Agreement with Troutman Pepper Locke LLP formerly known as Troutman Pepper Hamilton Sanders LLP (“Troutman Pepper”) for Project services)
- Procurement Method:** The Retainer Agreement was entered into as a small purchase. The increase in the authorized amount of the Retainer Agreement and any related agreement(s), if any, will be on a sole source basis.
- Type of Funds:** NYCEDC programmatic budget funds

Scope of Work: Troutman Pepper is a national law firm with more than 1,200 lawyers in 23 U.S. cities. The New York office has more than 140 attorneys, of whom 12 are dedicated to construction. Troutman Pepper’s construction attorneys handle the full life cycle of a project, from project planning, risk assessments, project delivery advice, drafting bid and proposal requests, bid and proposal review and assessment, drafting and negotiation of contract terms, and analysis of project risks to counseling on project delivery systems, project controls, project management best practices, and early resolution of project disputes. NYCEDC will be seeking Troutman Pepper’s advice on project labor agreements and possibly other labor-related issues on NYCEDC’s keystone economic development projects. Troutman Pepper has performed certain of these services to date.

Troutman Pepper will charge the following rates per hour and may be reimbursed for certain out of pocket expenses:

- Partners: \$650
- Counsel: \$600
- Associates with at least 6 years of experience: \$550
- Associates with at least 2 years of experience: \$450
- Associates with fewer than 2 years of experience: \$200
- Paralegals: 250

It should be noted that the City's Law Department, pursuant to its role under NYCEDC's annual contracts with the City, has approved the rates and retention of Troutman Pepper for this matter.

Proposed Resolution: To increase the amount authorized for the Retainer Agreement with Troutman Pepper and to authorize the President and any empowered officer to enter into any needed agreements related thereto, substantially as described herein

Relevant Staff: Meredith Jones, General Counsel, Legal

EXHIBIT M

WOMEN.NYC - PIVOT TO GROWTH: ENTREPRENEURSHIP
Executive Committee Meeting
April 30, 2025

Project Description:

Consultant services to support Pivot to Growth: Entrepreneurship (the “Program”), an innovation industry focused, cohort-based program designed to provide customized business growth frameworks to entrepreneurs operating for at least two years in NYCEDC’s core industries (the green economy, life sciences, and technology).

The Program focuses on women entrepreneurs in the core industries but is open to all. The Program supports businesses that are (1) ready to scale but not yet ready for venture capital or (2) looking for alternative sources of funding (e.g. sales, lending, etc.). The Program will support businesses in diversifying funding, scaling and in closing the gap between ready-to-scale and ready-for-investment. Over the course of an estimated 12 weeks, participants will benefit from tailored curriculum, individualized coaching with industry experts and customized technical assistance.

In 2024 Pivot to Growth: Entrepreneurship was piloted in a control group of 10 participants, who showed an average increase of 30% in revenue after six months of participating in the Program.

Borough:

Citywide

Type of Contract:

Consultant contract and any needed Funding Source Agreements. The contract will have an initial term of approximately one year..

Amount to be Approved:

Up to \$200,000 for the initial term

Type of Funds:

NYCEDC programmatic budget funds

Procurement Method:

MWBE Small Purchase

Agreement to be Approved:

A consultant contract with Get Sh!t Done, LLC (the “Consultant”) for Project services (the “Consultant Contract”)

Scope of Work: Pursuant to the Consultant Contract, the Consultant is anticipated to perform the Project services necessary to successfully deliver two cohorts per year of the Program. The Consultant will provide services including:

- (i) Program Design and Planning: Conduct Program design in collaboration with Women.NYC team.
- (ii) Program Implementation: Participant recruitment, managing facilitators and coaches, managing Program logistics and operations, and conducting workshops/coaching sessions.
- (iii) Program Metrics and Evaluation: In collaboration with Women.NYC, develop and provide Program metrics and an evaluation framework to assess the Program's impact.
- (iv) Ancillary services.

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

Relevant Staff: Diana Franco, Vice President, Innovation Industries, Women.NYC
Sofia Mussa, Assistant Vice President, Innovation Industries,
Women.NYC
James Higgins, Senior Counsel, Legal

Project Code: 11137