



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
September 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 Tuesday, September 30, 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:

Eric Clement  
William Floyd  
Andrew Kimball  
James McSpiritt  
Patrick J. O'Sullivan, Jr.  
Elizabeth Velez

Members of NYCEDC staff also were present.

The meeting was called to order by Andrew Kimball, President of NYCEDC, at 10:32 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the August 6, 2025 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the August 6, 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) On-Call Construction Management Retainers – Asset Management

At this time, Maria Figueira, a Project Director of NYCEDC, presented a proposal for (i) NYCEDC to enter into amendment(s) to the on-call construction management (“CM”) retainer contracts (collectively, the “Consultant Contracts”) with some or all of AECOM USA, Inc., CES Consultants, Inc., Haydan Consultants Inc., LiRo Engineers, Inc., The McKissack Group, Inc. d/b/a McKissack & McKissack, and Suffolk Construction Company, Inc., primarily for work for NYCEDC’s Asset Management Division, pursuant to which CM, pre-construction, construction, and post-construction services may be undertaken by construction managers and their subcontractors for construction projects and related work, to provide for up to an additional \$500,000,000 for project services under the Consultant Contracts, and (ii) any agreements necessary to obtain funds (“Funding Source Agreements”) for any assignments under the Consultant Contracts, all on substantially the terms set forth in Exhibit A hereto. She described various projects anticipated to be undertaken using the additional funds proposed to be authorized.

In answer to a question from Mr. McSpiritt, Kyong Vasquez, a Senior Vice President of NYCEDC, stated that NYCEDC was requesting an increase in overall authorization for the contracts and would award the projects thereafter. In answer to a second question from Mr. McSpiritt, Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, explained that the projects were not limited to those listed in the proposed item, that the listed projects were the major anticipated projects and that there could be other projects undertaken that would use a portion of the additional authorized expenditure. Mr. Silversmith added that this was a continuation of the previous iteration of this item, which was presented at the November 7, 2024 Executive Committee meeting, for which approximately \$300 million was approved generally for various projects without listing specific projects. Mr. Kimball then pointed out that a very significant portion of this project work was for the Brooklyn Army Terminal (“BAT”), which was why NYCEDC highlighted some of that work at BAT in its presentation and in the proposed item.

In answer to a question from Ms. Velez, Ms. Vasquez stated that these were on-call agreements and that this was a funding change rather than a duration change, and that the terms of these agreements would expire at a certain point in time. In answer to a question from Mr. Clement, Mr. Kimball stated that NYCEDC would report back on the progress of this project work, and that it would do so at whatever cadence the Directors desired. Mr. McSpiritt suggested that NYCEDC provide an annual report to the Directors on its activities and related expenditures at BAT. Mr. Kimball stated that NYCEDC would gladly provide such an annual report, and he requested that the provision of such a report be added to the motion for this item.

At this time, a motion was made (i) to authorize the matters set forth for authorization in the Proposed Resolution section of Exhibit A hereto, and (ii) that NYCEDC shall provide a report to the Directors annually regarding NYCEDC’s related activities and related expenditures at BAT. Such motion was seconded and approved. Ms. Velez recused herself from voting on this item.

### 3. Other Contracts and Matters

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

#### (a) On-Call Land Use, Environmental and Traffic Engineering Services

(i) A proposed consultant contract, and possibly amendments thereto, with each of AKRF, Inc., CSA Group NY Architects and Engineers, P.C., STV Incorporated, T.Y. Lin International Engineering & Architecture, P.C. and VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. (collectively, the "On-Call Engineering Contracts") for the provision of on-call land use, environmental and traffic engineering services, and (ii) any needed Funding Source Agreements for any assignments under the On-Call Engineering Contracts, on substantially the terms set forth in Exhibit B hereto.

#### (b) New York Public Library West New Brighton

(i) A proposed agreement, and any necessary amendments thereto, with nARCHITECS PLLC to provide design and consulting services for the design and construction of (a) renovations to existing library space and (b) additional space, at the existing New York Public Library West New Brighton branch at 976 Castleton Avenue, in Staten Island, and (ii) any needed Funding Source Agreement(s) or amendments thereto, on substantially the terms set forth in Exhibit C hereto.

#### (c) Internal Audit Consultant Services

A proposed amendment(s) to a consultant contract with Deloitte & Touche LLP (the "Deloitte Contract") for the provision of many of NYCEDC's internal auditing functions on an ongoing and as-needed basis with regard to NYCEDC, New York City Industrial Development Agency, Build NYC Resource Corporation, The Trust for Cultural Resources of the City of New York, and possibly other NYCEDC affiliated entities, to provide for additional project services under the Deloitte Contract and to increase the amount payable under the Deloitte Contract, on substantially the terms set forth in Exhibit D hereto.

#### (d) Funding Agreements

Proposed funding agreements with (1) The Children's Aid Society, (2) Federation of Italian-American Organizations of Brooklyn, LTD. and (3) Community Healthcare Network, Inc., or affiliates, and (ii) any needed Funding Source Agreements for these projects, on substantially the terms set forth in Exhibit E hereto.

(e) Founder Alumni Program

(i) A proposed consultant contract with Visible Hands VC, PBC, and any necessary amendments thereto, to provide ongoing support and tracking services in connection with the Founder Alumni Program (“Alumni Program”) of which NYCEDC is leading the development and which Alumni Program aims to establish and maintain stronger connections with the 500+ graduates and participants of NYCEDC-funded entrepreneurship programs across primarily the Innovation Industries’ portfolio, 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 – Fashion Manufacturing Initiative

(i) Proposed modifications with regard to an existing contract (the “CFDA Contract”) with CFDA Foundation, Inc. (“CFDA”) for services related to the Fashion Manufacturing Initiative, a program to support investment in and growth of fashion manufacturing based in The City of New York (the “City”) through funding of capital upgrades and relocations, as well as programming, to support fashion manufacturing businesses and to foster innovation within the City’s fashion manufacturing sector, and other activities, to extend the CFDA Contract by an additional four years, to discontinue certain previous scope items, and to add additional scope for marketing services whereby CFDA will promote NYCEDC programs and Midtown Made, a website to market existing programming that the Midtown South Mixed-Use Plan area could benefit from, primarily to fashion industry stakeholders, and (iii) any necessary agreements (including Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit G hereto. No additional funds are being added for the additional services and extended term. Funds authorized for previous activities under the CFDA Contract will be programmed for the modified services.

(g) Modifications to Previous Authorizations – NYC Small Business Resource Network Program

(i) A proposed amendment to a contract with Brooklyn Alliance, Inc. (the “BA Contract”) for the provision of business support services to small businesses and restaurants Citywide within the existing NYC Small Business Resource Network program, to provide additional funds for additional project services, and to provide for an extension of the BA Contract to approximately September 30, 2026, 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 – ConstructNYC Training Program

(i) Proposed modifications with regard to the contract (the “BOC Contract”) with BOC Capital Corp. (“BOC”) for services for the administration of the ConstructNYC

Training Program, which includes training classes and marketing and vetting activities, which program prequalifies small to mid-sized Minority, Women Owned, and Disadvantaged Business Enterprises (“M/W/DBE”s) in specific trades to work on NYCEDC projects, which will include design-build projects, primarily as a contractor to NYCEDC or as a subcontractor under NYCEDC CM contracts (“CM Contracts”), and possibly as a contractor or subcontractor under City contracts, to provide additional funds for additional project services, 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.

(i) Modifications to Previous Authorizations – Pre-Design and Design for DCTV Cultural Condominium Unit

(i) Proposed modifications with regard to a funding/payment agreement (the “DCTV Agreement”) to be entered into between NYCEDC and Downtown Community Television Center, Inc. (“DCTV”) to fund a portion of the cost for the pre-design and design of an approximately 10,000 square foot City-owned cultural condominium unit, located at 346 Broadway (a.k.a. 108 Leonard Street), in Manhattan, under the jurisdiction of the New York City Department of Cultural Affairs (“DCLA”) that will be used as a community facility pursuant to a license by DCLA to DCTV, to provide for an increase in the amount of funds for the DCTV Agreement, to provide that the funds will also be used to fit out and equip the unit as a digital arts and digital media center, and to provide that the funds may also be used for any construction related costs, 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.

(j) Modifications to Previous Authorizations – Manhattan Greenway Harlem River Project

(i) Proposed modifications with regard to NYCEDC’s contract with Hunter Roberts Construction Group, L.L.C. (the “Hunter Roberts CM Contract”) for CM and related services (including pre-construction, construction and post-construction) for the construction of the Manhattan Greenway Harlem River Project, to provide for additional funds for additional CM and related services under the Hunter Roberts CM Contract needed to complete a section of the Manhattan Greenway, 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.

(k) 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. (the “Arcadis Contract”) 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 under the Arcadis

Contract, 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.

(l) Modifications to Previous Authorizations – Charter Commission

(i) Proposed modifications with regard to NYCEDC's consultant contract with Orchestra Group LLC for the provision of services to assist the New York City Charter Revision Commission (the "Commission"), including (a) providing strategic guidance on a public education campaign respecting ballot proposals made by the Commission, (b) supporting the Commission's public education campaign as the Commission has elected to put questions to voters in November, and (c) assisting the Commission with engaging in, and undertaking, media buying (e.g. digital, mail, print media, radio), to provide for additional funds for additional project services, and to provide that the legal name of the entity with which NYCEDC is contracting is Orchestra Group LLC, not Orchestra, 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.

Approval of Section 3 Contracts and Matters

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution sections of Exhibits B – G hereto. Such motion was seconded and approved. Mr. O'Sullivan recused himself from voting on the item set forth in Section 3(a) hereto.

4. Approvals

With respect to the items set forth in Sections 2(a) and 3(a) – (l) above, it was understood that authorization and approval of such matters included authorization for the President and other empowered officers to execute the necessary legal instruments, and for the President and other empowered officers to take such further actions as are or were necessary, desirable or required, to implement such matters on substantially the terms described above.

5. Adjournment

There being no further business to come before the meeting, the Executive Committee meeting was adjourned at 10:48 a.m.

  
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Assistant Secretary

Dated: November 13, 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**

**ON-CALL CONSTRUCTION MANAGEMENT RETAINERS – ASSET MANAGEMENT  
Executive Committee Meeting  
September 30, 2025**

**Project Description:** Services under on-call-CM retainer contracts, primarily for work for NYCEDC'S Asset Management Division, pursuant to which CM, pre-construction, construction, and post-construction services may be undertaken by CMs and their subcontractors for construction projects and related work

**Boroughs:** All 5 boroughs

**Type of Contracts:** Amendments to consultant contracts and any needed Funding Source Agreements

**Amount to be Approved:** Up to an additional \$500,000,000 in the aggregate for the consultant contracts, bringing the total authorized amount for the consultant contracts to up to \$800,000,000.

**Type of Funds:** Types of funds will vary depending on the particular project assignment. Sources may include, without limitation, City Capital Budget funds, City Tax Levy funds, IDA funds, State and Federal funds, and other sources.

**Procurement Method:** The consultants were chosen pursuant to a publicly advertised RFP using the competitive sealed proposals method of procurement. Additional funds are being added to the contracts on a sole source basis. Each consultant will act as a CM and procure subcontractors for 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 consultants may in turn subcontract certain work.

**Last Exec. Comm. Approval:** November 7, 2024

**M/WBE Goals:** 35-40%. All of the selected consultants have committed to an M/WBE goal of at least 35%.

### **Agreements to be Approved:**

- Amendment(s) to the consultant contract with some or all of the consultants identified below, for Project services (collectively, the "Consultant Contracts"). These Consultant Contracts are being used principally by NYCEDC's Asset Management Division to execute work as required by the Division.
- Any Funding Source Agreements necessary to obtain funds for any assignments under the Consultant Contracts

### **Contractors (collectively, the "Consultants"):**

- AECOM USA, Inc. ("AECOM")
- CES Consultants, Inc.
- Haydan Consultants Inc.
- LiRo Engineers, Inc.
- McKissack
- Suffolk Construction Company, Inc.

**Scope of Work:** NYCEDC will issue assignments to the Consultants on a task-by-task or project-by-project basis. It is anticipated that each assignment will have its own distinct funding source(s). Capital projects undertaken by NYCEDC may include, but are not limited to, the following types of projects: waterfront properties: marinas, piers, bulkheads; public open spaces: parks, plaza, playgrounds; transportation: roadways, streetscape; ferries; infrastructure: utilities, sewers, water mains; demolition; buildings: renovations, new construction; technical studies; and any other project as directed by NYCEDC. NYCEDC will determine whether to assign any tasks or projects to AECOM pursuant to this item based on the results of an ongoing review of a construction incident involving the Queens Midtown Tunnel that occurred under the AECOM managed Manhattan Greenway UN Esplanade design contract.

Major projects anticipated to be undertaken under one or more of the Consultant Contracts include:

- BAT Building B Envelope project, which will include work on the exterior of the building, anticipated to include window replacements, façade repair work, and repair of the balconies and refurbishment of the trusses in the atrium,
- BATWorks project, formerly known as the Climate Innovation Hub at BAT, includes the interior fit out of a portion of the ground floor and floors 7 and 8 in Building A,
- BAT Pier 4 project, which is anticipated to include rehabilitation of the existing deteriorating pile supported platform, fender system, and concrete bulkhead at BAT Pier 4 and repair of a sinkhole upland of Pier 4. The project will rehabilitate approximately 213 existing piles supporting Pier 4 and repair the deteriorated timber fender system in-kind
- Phase 3 of the Brooklyn Cruise Terminal project, which is anticipated to include work related to remediation of the revetment slope to prevent collapse, followed

by a permanent bulkhead solution, repairs to timber bulkhead under the Pier 12 shed, and filling voids,

- Hunts Point Remediation project, which is anticipated to include work related to a multi-year environmental initiative designed to address legacy gas plant contamination across multiple parcels within the Hunts Point Food Distribution Center to enable redevelopment of the parcels,
- La Marqueta Upgrades project, with regard to Lots 4 and 8 at La Marqueta, which will include work to address code violations, infrastructure repairs and interior upgrades,
- Manhattan Cruise Terminal Viaduct Rehabilitation project, which is anticipated to include work related to repairing all spalls and structural issues in the viaduct, fixing the Pier 88 roof, and rehabilitating the topping slab and drainage system, and
- Skyport Marina and Garage Rehabilitation project, which is anticipated to include work related to replacing floating docks, marina walkway rehabilitation, parking garage repairs, relieving platform repairs, and construction of a new seaplane dock. The work will also include adding sanitary plumbing, updating utility plans, inspections and filings for the parking garage, preparing design/construction documents, Maria Figueira, Project Director, Asset Management permitting and construction support,

along with other smaller projects across the Asset Management portfolio.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into amendments to the Consultant Contracts to provide up to an additional \$500,000,000 for services under those contracts, and any needed Funding Source Agreements, substantially as described herein

**Relevant Staff:** David Lowin, Senior Vice President, Asset Management  
Kyong Vasquez, Senior Vice President, Asset Management  
Maria Figueira, Project Director, Asset Management  
Candace Chung, Senior Counsel, Legal

**Project Code:** 9648

**EXHIBIT B**

**ON-CALL LAND USE, ENVIRONMENTAL AND TRAFFIC ENGINEERING  
SERVICES  
Executive Committee Meeting  
September 30, 2025**

<b>Project Description:</b>	Provision of on-call land use, environmental and traffic engineering services (the “Services”)
<b>Borough:</b>	Citywide
<b>Type of Contract:</b>	Consultant contracts and any needed Funding Source Agreements
<b>Amount to be Approved:</b>	Up to \$20,000,000 in the aggregate for the consultant contracts
<b>Type of Funds:</b>	Source of funds will vary depending on the particular task and may include, without limitation, NYCEDC programmatic budget funds, City Tax Levy funds, City Capital Budget funds, IDA funds, State and Federal funds, and any other sources
<b>Procurement Method:</b>	A publicly advertised RFP
<b>Last Exec. Comm. Approval:</b>	November 7, 2024
<b>M/WBE Goal:</b>	38%

**Agreement to be Approved:**

- A contract, and possibly amendments thereto, with each of the consultants identified below, to provide the Services (collectively, the “Consultant Contracts”).
- Any Funding Source Agreements necessary to obtain funds for any assignments under the Consultant Contracts

**Contractors (collectively, the “Consultants”):**

- AKRF, Inc
- CSA Group NY Architects and Engineers, P.C.
- STV Incorporated
- T.Y. Lin International Engineering & Architecture, P.C.
- VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.

**Scope of Work:** NYCEDC will assign Services to the Consultants on a task or project basis.

Among other services, consultants retained under the Consultant Contracts will provide technical expertise necessary for the environmental impact assessments NYCEDC must conduct for its development projects. The on-call consultants are essential to the preparation of EIS and ULURP documents, including site plans, technical drawings and maps required for ULURP applications.

The work that will be performed under the Consultant Contracts may include various types of Services, including, without limitation: (1) environmental review-related services; (2) services needed for projects to successfully complete the City's Uniform Land Use Review Procedure ("ULURP") and other land use approval processes; (3) advisory services related to a broad range of regulatory requirements in addition to environmental review, including but not limited to with regard to zoning, streets and streetscape projects, waterfront permitting, climate change and historic preservation, and assistance in developing project-specific strategies for achieving project approvals; and (4) developing engineering and other mitigation measures to address impacts resulting from a project.

The work to be performed under the Consultant Contracts may include, without limitation:

- urban planning
- public outreach
- traffic studies that may include automated and manual traffic counts as required by CEQR standards;
- parking studies;
- origin and destination studies;
- traffic and air quality analyses of existing, no-build and future conditions;
- development of mitigation measures to ameliorate traffic, parking and other impacts;
- land use, zoning and socioeconomic studies and surveys;
- land use and City Map change applications
- historic preservation, urban design and open space resources analyses;
- environmental assessment statement and EIS preparation;
- ULURP application preparation;
- review of transportation studies, environmental assessment reports and mitigation measures prepared by developers' consultants;
- site specific planning studies and zoning analyses for properties, including environmental assessments for area-wide zoning changes;
- assess infrastructure needs for property development;
- retail analyses, market studies, blight studies and economic impact analyses;
- urban design services;
- screening assessments for shadow analyses;
- determine effects of a project on a functioning natural resource;
- estimate omissions for a greenhouse gas analysis;
- economic feasibility studies;

- civil and marine engineering analyses and drawings;
- geotechnical studies;
- hazardous materials investigations;
- floodplain maps and wave-action impact analyses;
- value engineering; and
- wetlands surveys.

The Services performed by the consultants may include other types of land use, environmental and traffic engineering services. Certain services may be performed by subconsultants.

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

**Relevant Staff:** Rebecca Gafvert, Senior Vice President, Land Use  
Aileen Gorsuch, Vice President, Land Use  
Samuel Cohen, Vice President & Chief of Staff, Planning  
Yasira Mena, Assistant Vice President, Planning  
Ilan Har-El, Counsel, Legal

**Project Code:** 2984

**EXHIBIT C**

**NEW YORK PUBLIC LIBRARY WEST NEW BRIGHTON  
Executive Committee Meeting  
September 30, 2025**

**Project Description:** The design and construction of (a) renovations to existing library space and (b) additional space, at the existing New York Public Library West New Brighton branch at 976 Castleton Avenue, in Staten Island. The project will optimize the existing library space and create a new and engaging entry. The renovated existing space and new addition will be at the forefront of contemporary library practice and be flexible to adapt to the evolving needs of the surrounding community. At this time only design and related services are being contracted for.

**Borough:** Staten Island

**Type of Contracts:** Design contract and Funding Source Agreement(s)

**Amount to be Approved:** Up to \$2,600,000

**Type of Funds:** City Capital Budget funds being made available by the New York Public Library Astor, Lenox, and Tilden Foundations

**Procurement Method:** Publicly advertised RFP

**M/WBE Goal:** 30%

**Agreements to be Approved:**

- An agreement and any necessary amendments thereto with nARCHITECTS PLLC (the "Design Contract") to provide design and consulting services for the Project
- Any needed Funding Source Agreement(s) or amendments thereto

**Scope of Work:** The scope for the Design Contract includes design services related to renovating approximately 7,600 square feet of existing library space and building an approximately 4,000 square foot new addition. The work with regard to renovated and additional space will relate to delivering ADA-compliant structures with new building systems (including mechanical, plumbing, electrical (MEP), fire alarm, information technology (IT) audiovisual (AV) and security systems); new infrastructure as required; reconfigured spaces; and new lighting, finishes, furniture, and code wayfinding signage appropriate for a modern library.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Design Contract and entering into any needed Funding Source Agreement(s), and any needed amendments to these agreements, substantially as described herein

**Relevant Staff:** Marvin Piggot, Senior Project Manager, Capital Program  
Kenya Smith, Vice President, Capital Program  
Zachary Aders, Senior Vice President, Capital Program  
Michael Barone, Senior Counsel, Legal

**Project Code:** 10563

**EXHIBIT D**

**INTERNAL AUDIT CONSULTANT SERVICES**  
**Executive Committee Meeting**  
**September 30, 2025**

**Project Description:** Provision by an outside consultant of many of NYCEDC's internal auditing functions on an ongoing and as-needed basis with regard to NYCEDC, IDA, Build NYC Resource Corporation ("Build NYC"), The Trust for Cultural Resources of the City of New York ("TCR") and possibly other NYCEDC affiliated entities

**Borough:** Citywide

**Type of Contract:** Amendment(s) to a consultant contract (the "Consultant Contract") with Deloitte & Touche LLP (the "Consultant") for Project services

**Amount to be Approved:** Up to an additional \$2,500,000 for the amendment(s) to the Consultant Contract, bringing the total authorized amount of the Consultant Contract, as amended, to up to \$2,600,000

**Type of Funds:** NYCEDC programmatic budget funds

**Procurement Method:** Sole source amendment(s) to the Consultant Contract, which was originally procured using the small purchase procurement method

**Agreement to be Approved:** Amendment(s) to the Consultant Contract for the Project services to provide for additional services thereunder and to increase the amount payable thereunder

**Scope of Work:** The Consultant will continue to work in collaboration with and be managed by a Senior Vice President of NYCEDC, who is managing NYCEDC's internal audit function, and/or other employees or representatives of NYCEDC, to provide internal audit and related consultation services on an ongoing and as-needed basis for NYCEDC, IDA, Build NYC, TCR and possibly other NYCEDC affiliated entities as required. Services to be provided may include performing an annual risk assessment of NYCEDC and the above entities, creation of an internal audit plan, completion of audits and/or assessments, helping to establish and to review best practices and methodology, and other advisory services and projects related to internal audit activities.

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

**Relevant Staff:** Eric Katz, Senior Vice President, Internal Audit  
Jelicia Young, Senior Auditor, Internal Audit  
James Higgins, Senior Counsel, Legal

**Project Code:** 11308

**EXHIBIT E**

**FUNDING AGREEMENTS**  
**Executive Committee Meeting**  
**September 30, 2025**

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

<b>Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)</b>	<b>Project Site Addresses, Borough</b>	<b>Source or Type of New NYCEDC Funds</b>	<b>Amount Under New Agreement/ Amendment</b>	<b>Application of Funds</b>
(1) The Children’s Aid Society, a not-for-profit corporation – Funding Agreement	314 Lafayette Avenue, Staten Island	City Capital Budget funds made available by the Staten Island Borough President	Up to \$24,500,000	To fund a portion of the cost for the construction of a new Goodhue Community Center at 314 Lafayette Avenue.. The project has a 25% M/W/DBE goal.
(2) Federation of Italian-American Organizations of Brooklyn, LTD.(“FIAO”), a not-for-profit corporation – Funding Agreement	8711 18 <sup>th</sup> Avenue, Brooklyn	City Capital Budget funds made available by the Brooklyn Borough President and City Council	Up to \$1,725,000	To fund a portion of the cost for a kitchen and rooftop renovation of an FIAO community center at 8711 18 <sup>th</sup> Avenue.. The project does not have an M/W/DBE goal.
(3) Community Healthcare Network, Inc., a not-for-profit corporation – Funding Agreement	81 West 115 <sup>th</sup> Street, Manhattan	City Capital Budget funds made available by the Manhattan Borough President and City Council	Up to \$500,000	To fund a portion of the cost for the renovation of a health center at 81 West 115 <sup>th</sup> Street. The project does not have an M/W/DBE goal.

**NYCEDC Project Codes:** (1) 10767; (2) 9480; (3) 9701

**Relevant Staff:** (1) Josh Altshuler, Vice President; (2,3) Sal Khalid, Vice President

### Description of Contractors

- (1) **The Children's Aid Society** helps children in poverty to succeed and thrive by providing comprehensive supports to children, youth, and their families in targeted high-needs New York City neighborhoods.
- (2) **Federation of Italian-American Organizations of Brooklyn, LTD.**, a not-for-profit corporation, works to preserve Italian cultural heritage and provide services and programs to the community of Brooklyn.
- (3) **Community Healthcare Network, Inc.**, a not-for profit corporation, 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.

**EXHIBIT F**

**FOUNDER ALUMNI PROGRAM  
Executive Committee Meeting  
September 30, 2025**

- Project:** NYCEDC is leading the development of the Founder Alumni Program (the “Program”) which aims to establish and maintain stronger connections with the 500+ graduates and participants of NYCEDC-funded entrepreneurship programs across primarily Innovation Industries’ portfolio. The Program will offer continued support and tracking of alumni of these programs and their companies’ growth over time after they graduate from NYCEDC-funded entrepreneurship programs.
- Borough:** Citywide
- Type of Contracts:** Consultant contract and any needed Funding Source Agreements
- Amount to be Approved:** Up to \$1,100,000
- Type of Funds:** IDA funds, provided that if the IDA Board does not approve some or all of the funds needed for the consultant contract NYCEDC programmatic budget funds will be used for the portion not funded by IDA
- Procurement Method:** Publicly advertised RFP
- M/WBE Goal:** 10%
- Agreement to be Approved:** A consultant contract with Visible Hands VC, PBC (the “Consultant”) for Program services and any necessary amendments thereto (collectively, the “Consultant Contract”) and any needed Funding Source Agreements

**Scope of Work:** Pursuant to the Consultant Contract, the Consultant will provide ongoing support and tracking for alumni of NYCEDC-funded entrepreneurship programs. This includes monitoring key performance indicators like job creation, presence in New York City, and venture capital funding secured. The Consultant will measure and report how effectively the Project helps founders become investment-ready and advance their businesses. The Consultant will also directly support founders and startups by organizing business development activities such as events, workshops, community-building initiatives, and networking opportunities. Additionally, the

Consultant will connect founders with City officials, venture capitalists, and industry leaders while promoting visibility for these founders.

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

**Relevant Staff:** Daria Siegel, Senior Vice President, Innovation Industries  
Sonia Park, Vice President, Innovation Industries  
Erin Lee, Project Manager, Innovation Industries  
James Higgins, Senior Counsel, Legal

**Project Code:** 11258

**EXHIBIT G**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS**  
**Executive Committee Meeting**  
**September 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**

<b>Contractor</b>		CFDA Foundation, Inc. ("CFDA")
<b>Project Site Address(es)</b>		Citywide
<b>Last Exec. Comm. Approval</b>		May 6, 2020
<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$7,000,000 of NYCEDC programmatic budget funds and possibly some FEMA and/or other Federal funds	The Fashion Manufacturing Initiative ("FMI") is a program to support investment in and growth of City-based fashion manufacturing through funding of capital upgrades and relocations, as well as programming, to support fashion manufacturing businesses and to foster innovation within the City's fashion manufacturing sector, and was expanded during the pandemic to include grants to support fashion manufacturers impacted by the COVID-19 virus.	<p>In August 2025, the New York City Council and the Mayor's Office approved the Midtown South Mixed-Use (MSMX) Plan to allow 42 blocks in Midtown South to be used for housing. In light of this development, NYCEDC undertook a six-month long engagement in the MSMX area (specifically within the historic Garment District) where businesses identified needs for programming and marketing of existing NYCEDC programs. NYCEDC committed to continuing its support for garment manufacturers through FMI. This commitment includes a pilot Local Production Fund that works to match brands to local manufacturers for relationship and business development and to reduce the cost to the brands in manufacturing in the City instead of abroad. In addition, NYCEDC created MIDTOWN MADE, a website to market existing programming that the MSMX area could benefit from.</p> <p>It is proposed to extend the CFDA contract by an additional four years, to discontinue certain previous scope items, and to add additional scope for marketing services whereby CFDA will promote NYCEDC programs and Midtown Made primarily to fashion industry stakeholders. The marketing will be for various NYCEDC programs, such as:</p> <ul style="list-style-type: none"> <li>○ Founder Fellowship: A program to support early-</li> </ul>

		<p>stage tech-enabled startups led by underrepresented founders, including fashion tech start-ups.</p> <ul style="list-style-type: none"> <li>○ An IDA Garment District program: Provides tax incentives to building owners committing to long term space for garment manufacturing and production uses.</li> <li>○ MCORE: Financial incentives for property owners who transform outdated commercial buildings — including ground-floor space dedicated to industry-specific uses like fashion production, showrooms, and innovation hubs</li> <li>○ Greenlight Innovation Fund: Supports non-profits to acquire, renovate, or equip space for uses such as apparel production innovation, workforce training, business accelerators, shared workspaces, and other fashion-related innovation infrastructure and programs</li> <li>○ Local Production Fund Pilot</li> <li>○ Garment District Alliance/ BID RFP: The BID's programming to support its district</li> </ul> <p>No additional funds are being added for the additional services and extended term. Funds authorized for previous activities will be programmed for these services.</p>
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**Relevant Staff:** Daria Siegel, Senior Vice President, Innovation Industries  
Sonia Park, Vice President, Innovation Industries  
Tiffany Lacker, Senior Counsel, Legal

**Project Code:** 7005001

**Item 2**

<b>Contractor</b>	Brooklyn Alliance, Inc. ("BA")	
<b>Project Site Address(es)</b>	Citywide	
<b>Last Exec. Comm. Approval</b>	September 27, 2024	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
\$7,310,649 of City Tax Levy funds, Federal funds and NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds and an SBA Congressional Community Project grant, have been previously authorized.	Funding for the provision of business support services to small businesses and restaurants Citywide within the existing NYC Small Business Resource Network program.	To amend the BA contract to (1) provide up to an additional \$1,500,000 of NYCEDC programmatic budget funds anticipated to be reimbursed by City Tax Levy funds, bringing the total authorized amount of the BA contract to up to \$8,810,649 and (2) extend the contract to approximately September 30, 2026.

**Relevant Staff:** Shehila Stephens, Executive Vice President, Equity and Community Impact  
 Wendy Star, Senior Vice President, Equity and Community Impact  
 Mary Adams, Senior Counsel, Legal

**Project Code:** 9733

**Item 3**

<b>Contractor</b>	BOC Capital Corp.	
<b>Project Site Address(es)</b>	Citywide	
<b>Last Exec. Comm. Approval</b>	January 31, 2023	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$2,500,000 authorized IDA, NYCEDC programmatic budget funds, and/or City Tax Levy funds	BOC Capital Corp. ("BOC") is responsible for the administration of the ConstructNYC Training Program ("ConstructNYC"), including training classes and marketing and vetting activities.  ConstructNYC prequalifies small to mid-sized M/W/DBEs in specific trades to work on NYCEDC projects, which will include design-build projects, primarily as a contractor to NYCEDC or as a subcontractor under NYCEDC CM Contracts, and possibly as a contractor or subcontractor under City contracts. Among its activities, BOC is tasked with the development of training curriculum and providing technical assistance for ConstructNYC and its participants.	To provide up to an additional \$137,500 in IDA funds for the contract (bringing the total authorized contract amount to up to \$2,637,500)

**Relevant Staff:** Charity Ashe, Assistant Vice President, Opportunity M/WDBE  
Johnny Celestin, Senior Vice President, Opportunity M/WDBE  
Kyle Joyce, Counsel, Legal

**Project Code:** 4742

**Item 4**

<b>Contractor</b>	Downtown Community Television Center, Inc. ("DCTV")	
<b>Project Site Address</b>	346 Broadway (a.k.a 108 Leonard Street), in Manhattan	
<b>Last Exec. Comm. Approval</b>	December 13, 2017	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$2,500,000 will be provided by NYCEDC to DCTV under an agreement, using funds provided by the developer (the "Developer") of the building in which the hereinafter described condominium unit is located as part of the transaction pursuant to which NYCEDC sold the building to the Developer.	To fund a portion of the cost for the pre-design and design of an approximately 10,000 square foot City-owned cultural condominium unit under the jurisdiction of the New York City Department of Cultural Affairs ("DCLA") that will be used as a community facility pursuant to a license by DCLA to DCTV. The funds will also be used to fit out and equip the unit as a digital arts and digital media center.	The funding/payment agreement has not been entered into yet and additional funds have been made available for the facility by the Developer pursuant to its agreement with NYCEDC. As a result, the amount of the funding/payment agreement will be increased, by up to an additional \$2,000,000 to an aggregate amount of up to \$4,500,000. Funds under the agreement may be used for the aforementioned uses and any construction related costs.

**Relevant Staff:** Maria Lombera, Senior Associate, Real Estate Transaction Services  
 Raven Anderson, Senior Vice President, Real Estate Transaction Services  
 Rick Elbaum, Senior Counsel, Legal

**Project Code:** 11437

**Item 5**

<b>Contractor</b>	Hunter Roberts	
<b>Project Site Address(es)</b>	Manhattan Greenway Harlem River	
<b>Last Exec. Comm. Approval</b>	August 20, 2024	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
\$288,978,000 City Capital Budget funds plus funds authorized but not used for other Project contracts	CM and related services (including pre-construction, construction and post-construction) for the construction of the Manhattan Greenway Harlem River Project.	To provide up to an additional \$43,000,000 of State DEC grant funds for the Hunter Roberts CM Contract for the Manhattan Greenway Harlem River Project, bringing the total authorized amount of the contract up to \$331,978,000 plus funds authorized but not used for other Project contracts. The additional funds are needed for additional CM and related services needed to complete a section of the Manhattan Greenway.

**Relevant Staff:** Sami Mohamed, Project Manager, Capital Program  
 Lena Ferguson, Project Director, Capital Program  
 Meredith Simon Pearson, Vice President, Capital Program  
 Len Greco, Senior Vice President, Capital Program  
 Michael Barone, Senior Counsel, Legal

**Project Code:** 7394

**Item 6**

<b>Contractors</b>		Arcadis of New York, Inc.	
<b>Project Site Address(es)</b>		Financial District and South Street Seaport, Manhattan	
<b>Last Exec. Comm. Approval</b>		04/30/2025	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>	
Up to \$29,600,000; 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 \$3,000,000 of City Tax Levy funds for the Arcadis contract, bringing the total authorized amount of such contract to up to \$32,600,000.	

**Relevant Staff:** Rachel Aaronson, 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 7**

<b>Contractor</b>	Orchestra Group LLC	
<b>Project Site Address(es)</b>	Citywide	
<b>Last Exec. Comm. Approval</b>	June 17, 2025	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$1,500,000 in City Tax Levy funds and/or NYCEDC programmatic budget funds	<p>The Consultant is currently responsible for providing services to assist the New York City Charter Revision Commission (the "Commission") including:</p> <ul style="list-style-type: none"> <li>• Strategic guidance on a public education campaign respecting ballot proposals made by the Commission.</li> <li>• Using its expertise to support the Commission's public education campaign as the Commission has elected to put questions to voters in November.</li> <li>• Assisting the Commission with engaging in, and undertaking, media buying (e.g., digital, mail, print media, radio).</li> </ul>	To provide for up to an additional \$1,000,000 of City Tax Levy funds and/or NYCEDC programmatic budget funds for the Consultant Contract, bringing the total authorized amount of such contract to up to \$2,500,000, and to provide that the legal name of the entity with which NYCEDC is contracting is Orchestra Group LLC not Orchestra.

**Relevant Staff:** Jennifer Montalvo, Chief of Staff, President's Office  
Michelle Villar, Senior Vice President, Marketing  
Eric Goodnight, Vice President, Marketing  
James Higgins, Senior Counsel, Legal

**Project Code:** 11173