



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
November 13, 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 Thursday, November 13, 2025, in Conference Center A/B, on the 14<sup>th</sup> Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

Margaret Anadu  
Nate Bliss (as alternate for Adolfo Carrión, Jr.)  
Paula Roy Carethers  
Andrew Kimball  
James McSpiritt  
Patrick J. O'Sullivan, Jr.  
Elizabeth Velez

Members of NYCEDC staff and members of the public also were present.

The meeting was called to order by Margaret Anadu, Chairperson of NYCEDC, at 10:15 a.m. Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the September 30, 2025 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the September 30, 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 authorization after a brief summary of those matters by Jeanny Pak, Chief Financial Officer and an Executive Vice President of NYCEDC. (Attached hereto as Attachment 1 is a definition sheet that contains the definitions of certain frequently used terms that may be contained in the Exhibits attached hereto.)

(a) Brooklyn Marine Terminal: Cost Agreements

Proposed cost reimbursement agreements with New York State Urban Development Corporation d/b/a Empire State Development ("ESDC") and The Port Authority of New York and New Jersey (the "Port Authority"), and indemnification related agreement(s) with the State of New York (the "State") and State public authorities (including ESDC), to provide cost reimbursements and indemnification in connection with the transfer of the Howland Hook Marine Terminal in Staten Island from The City of New York (the "City") to the Port Authority and transfers of Port Authority-owned portions of an approximately 120-acre site encompassing Piers 7 to 12 and their associated uplands within the broader Red Hook waterfront (the "RH Property") to the City, on substantially the terms and to accomplish the purposes set forth in Exhibit A hereto.

(b) Financial District and Seaport Climate Resilience Master Plan – FiDi FORGE Feasibility Study and Report

A proposal for (i) a Memorandum of Agreement with the Department of the Army for the provision of certain technical assistance by the United States Army Corps of Engineers (the "Army Corps"), (ii) a Memorandum of Agreement with the Department of the Army for the Army Corps to undertake certain other activities, including activities in connection with a National Environmental Policy Act review, and (iii) any needed amendments to these agreements, all to assist NYCEDC in its preparation of a federally authorized feasibility study of a proposed shoreline extension and first phase adaptation project, and the submission of a completed report of the study to the Assistant Secretary of the Army for Civil Works for review and submittal to the United States Congress for authorization, all as part of FiDi FORGE (Fortifying Our Resilience Growth and Economy), which shoreline extension and preliminary design of a first phase adaptation project (as part of the shoreline extension project) are to protect against the projected impacts of climate change in the Financial District and South Street Seaport, Manhattan, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Mr. McSpirtt, Ms. Pak explained that NYCEDC was paying for the study and the technical assistance.

(c) Funding Agreements

(i) Proposed funding agreements with (1) The Jewish Children's Museum Inc., and (2) The Young Men's & Young Women's Hebrew Association, or affiliates, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements") for these projects, on substantially the terms set forth in Exhibit C hereto.

(d) Property Management Related Services Contracts: Janitorial and Custodial Services

(i) A proposed retainer contract with a contractor – the contractor will be one of the respondents to the request for proposals ("RFP") for this project – to provide routine, on-call, and emergency indoor and outdoor janitorial and custodial services at

properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide, (ii) a proposed retainer contract with a contractor – the contractor will be one of the respondents to the RFP for this project – to provide routine, on-call, and emergency indoor and outdoor janitorial and custodial services principally at the New York City Public Retail Markets, with some work at other properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide, and (iii) any needed Funding Source Agreements related to project work under these retainer contracts, on substantially the terms set forth in Exhibit D hereto.

(e) Modifications to Previous Authorizations – We Source NYC Business Technical Assistance Program

(i) Proposed modifications with respect to NYCEDC’s consultant contract with Southwest Brooklyn Industrial Development Corporation (“SBIDC”) for consultant services by SBIDC to run the We Source NYC Business Technical Assistance Program, which will provide individualized technical assistance to participating local suppliers in the offshore wind industry, and develop and deliver a business-facing communications initiative as part of the program, to extend the initial term of the contract by 2 months to April 30, 2026 (there will still possibly be a renewal period), and to modify the scope to provide that technical assistance may be provided to support local suppliers in other sectors of the green economy in addition to suppliers in the offshore wind industry and that the communications initiative will relate to other sectors of the green economy in addition to the previously-authorized offshore wind sector, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit E hereto.

(f) Modifications to Previous Authorizations – Broadway Junction Public Realm Improvements

(i) A proposed amendment to NYCEDC’s contract with Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (“Langan”) for design and related services for the Station Gateway Plaza, which is adjacent to Callahan-Kelly Playground at the northwest corner of the intersection between Van Sinderen Avenue and Fulton Street in Brooklyn, to provide for (1) an increase in the amount of funds for the Langan contract, and (2) additional services consisting of design and related services related to Van Sinderen Plaza, located at the southeast corner of the intersection between Van Sinderen Avenue and Fulton Street, which may include items such as new paving, lighting, seating, utilities planting, irrigation and wayfinding, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit E hereto.

(g) Modifications to Previous Authorizations – Waterfront Maintenance Services

(i) Proposed modifications with respect to NYCEDC’s contract with Reicon Group, LLC (“Reicon”) for waterfront maintenance services for various waterfront sites and assets, including without limitation NYC Ferry sites, owned, leased and/or managed

by NYCEDC, including, without limitation: site and equipment maintenance, conditions testing, inspection, and associated reporting; regular equipment replacement where applicable; custom fabrication; storm preparation and response; dry docking services, barge ballasting, and other repair and service work for maritime sites and assets; and any needed emergency repairs, to provide additional funds for the Reicon contract for additional project services, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to these project services, on substantially the terms set forth in Exhibit E hereto.

(h) Modifications to Previous Authorizations – Bush Terminal Building A Ground Floor: Management Agreement

(i) Proposed modifications with respect to the previously authorized 10-year revenue-generating management agreement (the “Management Agreement”) with Public Records, Inc.– the Management Agreement has not yet been entered into, as of the date of this meeting of the Executive Committee – for ground floor space in Building A at MADE Bush Terminal, Brooklyn, to amend the authorized terms for compensation under the Management Agreement, and to provide for the establishment and maintenance of a workforce development program focused on career advancement and skills training for local residents in hospitality, event production, arts and entertainment, A/V technology and/or a related industry, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to any required tasks and responsibilities under the terms of the Management Agreement, on substantially the terms set forth in Exhibit E hereto.

(i) Modifications to Previous Authorizations – Staten Island Bulkhead Repairs

(i) Proposed modifications with respect to NYCEDC’s contract with Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. (“Matrix”) for design and engineering services and related services related principally to the rehabilitation of damaged areas of coastline, providing riprap where undermining is present, backfilling of undermining and voids, and repair of the damaged seawall and sidewalk at the Staten Island Esplanade, located in St. George, and the neighboring area (the “Esplanade Project”), to provide additional funds for the Matrix contract, which additional funds shall be used primarily for providing support with regard to Federal Emergency Management Agency (“FEMA”)-related documentation and responding to FEMA-requests and matters related to the Esplanade Project, including answering questions, attending meetings, and additional cost analysis, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to services under the Matrix contract for the Esplanade Project, on substantially the terms set forth in Exhibit E hereto.

(i) Modifications to Previous Authorizations – Station Plaza Intermodal Roadway Improvement Project

(i) Proposed modifications with respect to contracts related to the design and reconstruction of roadway and pedestrian plaza improvements as the Station Plaza Intermodal Roadway Improvement Project, to provide additional project funding primarily for replacing the lighting under the Sutphin Boulevard Long Island Railroad Underpass, adjacent to the current project site, as requested by the New York City Department of Transportation, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project work, on substantially the terms set forth in Exhibit E hereto.

(j) 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 additional funds to be used primarily to increase the reach to New Yorkers and the frequency with which they are reached with the public education messaging, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to such project services, on substantially the terms set forth in Exhibit E hereto. Certain of the project expenses may have been spent prior to this meeting of the Executive Committee.

(k) Modifications to Previous Authorizations – Pursuit Emerging Tech Hub

(i) Proposed modifications with regard to the grant agreement with Pursuit Transformation Company Inc. ("Pursuit") for funding capital improvement work related to Pursuit's build-to-suit renovation of space for an emerging technology hub known as the Pursuit Emerging Tech Hub (the "Hub") and for supporting future lease payments, to provide additional funds from the Steven & Alexandra Cohen Foundation, Inc. for programmatic support for the Hub, including the Hub's entrepreneurial support services and fundraising for Hub programming, during the construction phase of the project, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit E hereto.

Approval of Section 2 Contracts and Matters


A motion then was made to authorize the matters set forth for authorization in the Proposed Resolution sections of Exhibits A – E hereto. Such motion was seconded and approved. Mr. O'Sullivan recused himself from voting on the funding agreement with respect to The Young Men's & Young Women's Hebrew Association in the item set forth in Section 2(c) hereto because he represents such organization.

3. Approvals

With respect to the items set forth in Sections 2(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.

4. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved, the Executive Committee meeting was adjourned at 10:22 a.m.

  
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Assistant Secretary

Dated: December 16, 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
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**

**BROOKLYN MARINE TERMINAL-COST AGREEMENTS**  
**Executive Committee Meeting**  
**November 13, 2025**

**Project Description:**

In April 2024, the City, NYCEDC, the Port Authority, and the State of New York (the "State") entered into an MOU to cooperate to implement a plan which includes the transfer of the Howland Hook Marine Terminal in Staten Island from the City to the Port Authority (the "HH Transfer") and transfers of Port Authority-owned portions of an approximately 120 acre site encompassing Piers 7 to 12 and their associated uplands within the broader Red Hook waterfront (the "RH Property") to the City.

The primary purpose of the proposed transfers is to rationalize ownership and management of these assets and enable the City in cooperation with the State to redevelop the RH Property in order to accomplish a number of policy goals, such as the modernization of maritime operations, development of other uses and community amenities, in partnership with the community and stakeholders, and the creation of jobs along the waterfront (the "RH Plan" and together with the HH Transfer, the "Project").

It is now anticipated that the Project will go through environmental review and development of a General Project Plan ("GPP") in coordination with ESDC in 2026.

As contemplated in the MOU, it is proposed that NYCEDC (i) enter into any agreements necessary to (a) reimburse ESDC for costs incurred by New York State (the "State") and any of the State's public authorities (including ESDC) related to the Project substantially as described in the Scope of Services below (the "State Costs") and (b) reimburse the Port Authority for costs incurred by the Port Authority related to the HH Transfer substantially as described in the Scope of Services below (the "PA Direct Costs") and State Costs related to the HH Transfer reimbursed by the Port Authority (together with the PA Direct Costs, collectively, the "PA Costs"), to the extent such PA Costs exceed \$1,000,000 (the "PA Cap") and (ii) defend and indemnify the State and the State's public authorities (including ESDC) from all

liability arising from or related to such cooperation by the State and the State's public authorities with the Project.

- Boroughs:** Brooklyn and Staten Island
- Types of Contracts:** Cost reimbursement and indemnification related agreements
- Amount to be Approved:** Up to \$1,000,000 for the cost reimbursement agreements
- Type of Funds:** NYCEDC programmatic budget funds with the potential to be reimbursed by City Tax Levy and/or City Capital Budget funds
- Procurement Methods:** Sole source
- Last NYCEDC Approval:** May 23, 2024 Board of Directors meeting
- M/WBE Goal:** N/A
- Agreements to be Approved:** Cost reimbursement agreements with ESDC and the Port Authority and indemnification related agreements with the State and State public authorities (including ESDC) to provide cost reimbursements and indemnification substantially as described herein

**Scopes of Work:**

- (i) **Costs**
  - a. **State Costs Reimbursement** State Costs to be reimbursed by NYCEDC for costs of the State or the State's public authorities (including ESDC) include all costs that may be incurred in connection with the HH Transfer and in furtherance of the RH Plan, respectively, and any related negotiations and transactions, including, but not limited to, all costs related to:
    - i. Review and analysis of and due diligence with respect to the HH Transfer and the RH Plan;
    - ii. Drafting, reviewing, and negotiating: (i) all memoranda of understanding, term sheets, agreements, documents, and instruments regarding or related to the HH Transfer and/or the RH Plan (each such memorandum of understanding, term sheet,

agreement, document, and instrument, a "Transaction Document" and collectively, the "Transaction Documents");

- iii. Environmental review, analysis, findings, and compliance pursuant to federal and State environmental law and regulations;
- iv. Structuring, documenting, negotiating, and closing all aspects of the HH Transfer and/or RH Plan, including, without limiting the foregoing, the Transaction Documents and other matters (e.g., permits, filing and recording fees, transfer taxes, etc.);
- v. Surveys and appraisals;
- vi. Publication of notices of public hearings and public meetings, independent hearings officers, stenographers, electricians, transcripts, venues, equipment, digital broadcast and communication services and other costs related to noticing, conducting, and making the record of testimony at such hearings and meetings;
- vii. Preparation and distribution of all environmental review documents under the New York State Environmental Quality Review Act ("SEQRA") and any other applicable laws and regulations;
- viii. Preparation, public review, and ESDC Directors' approval of a GPP under the New York State Urban Development Corporation Act ("UDC Act") and any modifications to the GPP, if necessary;
- ix. Preparation of materials for and attendance at Public Authorities Control Board ("PACB") meeting(s) for PACB's consideration of approval of the actions of ESDC with respect to the Project, if necessary;
- x. Engineering and architectural design and review work with respect to the RH Plan;
- xi. Stakeholders meetings, negotiations, agreements, presentations, and documentation related to the HH Transfer and/or RH Plan;
- xii. Any amounts due to the State or the State's public authorities pursuant to the indemnification described below; and
- xiii. All costs incurred by ESDC in establishing and maintaining an imprest account for funding provided by NYCEDC to pay State Costs.

b. **PA Costs.** With respect to the Port Authority, the PA Costs include the PA Direct Costs incurred in connection with the HH Transfer, and State Costs paid or reimbursed by the Port Authority in connection with the HH Transfer, including, among other costs, internal staffing costs of the State and the State's public authorities (including ESDC), appraiser fees, environmental counsel and consultant fees, environmental Phase 1 and 2 studies costs, environmental contamination insurance, blight study consultant fees, eminent domain counsel fees, and real estate counsel fees.

**(ii) Indemnification**

NYCEDC shall indemnify State public authorities (including ESDC) and the State of New York, individually and collectively, and hold them harmless with regard to any and all suits, claims, and other liabilities (including fees, costs, and expenses of legal counsel) arising from the HH Transfer and implementation of the RH Plan (except and unless arising primarily from willful and wanton misconduct or grossly negligent acts by ESDC or any other State public authority or the State), and any amounts due to ESDC or any other State public authority or the State, individually and/or collectively, as a result of such indemnification also shall be deemed "State Costs" pursuant to the agreement to reimburse State Costs described above.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into cost reimbursement agreements with ESDC and the Port Authority and an indemnification agreement(s) with the State and the State's public authorities (including ESDC), substantially as described herein

**Relevant Staff:** Jennifer Sun, Executive Vice President, Planning  
Brooke Tango, Senior Vice President, Land Use  
Nate Gray, Senior Vice President, Neighborhood Strategies  
PJ Berg, Executive Vice President, Real Estate Transaction Services  
Matthew Furlong, Senior Vice President, Real Estate Transaction Services  
Robert LaPalme, Assistant General Counsel, Legal

**Project Code:** 10815

**EXHIBIT B**

**FINANCIAL DISTRICT AND SEAPORT CLIMATE RESILIENCE MASTER PLAN –  
FIDI FORGE FEASIBILITY STUDY AND REPORT  
Executive Committee Meeting  
November 13, 2025**

**Project Description:**

NYCEDC has undertaken 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. FiDi FORGE (Fortifying Our Resilience Growth and Economy) is the implementation phase of such master plan.

As part of FiDi FORGE, NYCEDC will prepare a federally authorized feasibility study (the “Section 203 Study”) of the proposed shoreline extension and first phase adaptation project, pursuant to Section 203 of the Water Resources Development Act of 1986, as amended (the “WRDA”), and submit by March 2028 a completed report (the “Section 203 Report”) of the Section 203 Study to the Assistant Secretary of the Army for Civil Works for review and submittal to the United States Congress for authorization.

In its preparation of the Section 203 Study and Section 203 Report, NYCEDC will need the United States Army Corps of Engineers (the “Army Corps”), within the Department of the Army, to (1) provide certain technical assistance (the “Technical Assistance”) and (2) undertake certain other activities (the “Federal Activities”) including activities in connection with a National Environmental Policy Act (“NEPA”) review.

**Borough:**

Manhattan

**Type of Contracts:**

Memorandum of Agreement

**Amounts to be Approved:**

Up to \$1,000,000

**Type of Funds:**

City Tax Levy funds

**Procurement Methods:**

Sole source to the Department of the Army as the entity authorized under the WRDA to provide the

Technical Assistance and undertake the Federal Activities.

**Agreements to be Approved:** (1) A Memorandum of Agreement with the Department of the Army for the provision of the Technical Assistance (the "Technical Assistance MOA"), and (2) a Memorandum of Agreement with the Department of the Army for undertaking the Federal Activities (the "Federal Activities MOA").

**Scopes of Work:** The Army Corps will provide the Technical Assistance and undertake the Federal Activities.

- The Technical Assistance is expected to include, among other things, the following tasks:
  - conduct a screening level life safety risk assessment for NYCEDC's proposed plan in the Section 203 Study
  - answer technical questions on the use of certain economic benefits modeling and cost effectiveness/incremental cost analysis tools
  - clarify existing Army Corps policy guidance documents and models relating to the Section 203 Study
  - collaboration to ensure compliance with Army Corps guidance on use of tools or models to be used for the Section 203 Study including engineering coordination to confirm that parameters integrate with other adjacent Army Corps studies
  - organizational oversight
- The Federal Activities are expected to include, among other things, the following tasks:
  - coordinate with and distribute letters to relevant stakeholders and agencies (including federal, state, and local agencies and any tribal nations whose cultural resources are potentially affected by FiDi FORGE) in accordance with NEPA
  - assist NYCEDC with gaining agency concurrence throughout the process of preparing the NEPA document
  - publish notices in accordance with NEPA in the Federal Register, which process shall include hosting public meetings
  - review materials prepared by NYCEDC for such public meetings, and prepare for and participate in such public meetings
  - collect, forward to NYCEDC, and review comments received and coordinate with NYCEDC to ensure stakeholder and agency comments are addressed appropriately
  - initiate and/or conduct consultations with applicable state and/or federal agencies in accordance with:
    - Section 106 of the National Historic Preservation Act
    - Fish and Wildlife Coordination Act
    - Section 7 of the Endangered Species Act, and
    - Section 305(b) of the Magnuson-Stevens Fishery Conservation and Management Act

- review and comment on draft NEPA document prepared by NYCEDC for compliance with federal and technical requirements
- review cost engineering documentation to ensure the documentation meets Army Corps standards, and issue certification of project cost estimate
- draft Finding of No Significant Impact or Record of Decision

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Technical Assistance MOA and the Federal Activities MOA with the Department of the Army, and any needed amendments to these agreements, substantially as described herein

**Relevant Staff:** Alexis Taylor, Vice President, Neighborhood Strategies  
Rachel Aaronson, Vice President, Neighborhood Strategies  
Yasira Mena, Assistant Vice President, Planning  
Caroline Nguyen, Senior Counsel

**Project Code:** 7809

EXHIBIT C

**FUNDING AGREEMENTS**  
**Executive Committee Meeting**  
**November 13, 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 Jewish Children's Museum Inc.	792 Eastern Parkway, Brooklyn	City Capital Budget funds made available by the City Council, the Brooklyn Borough President and the Department of Cultural Affairs	Up To \$27,225,000	To fund a portion of the cost for the renovation of the fifth-floor museum exhibit and exhibit space at the Eastern Parkway museum building and infrastructure construction work throughout the building primarily consisting of flooring, elevator renovations, and HVAC improvements. The project has a 25% M/W/BE goal.
(2) The Young Men's & Young Women's Hebrew Association	1395 Lexington Ave, Manhattan	City Capital Budget funds made available by the City Council and the Manhattan Borough President	Up To \$3,603,000	To fund a portion of the cost for the creation of a new dance studio in the building's North Wing, previously used for administrative office space. This project has a 25% M/W/BE goal.

**NYCEDC Project Codes:** (1) 11382; (2) 10043;

**Relevant Staff:** (1) Dylan Benton, Senior Project Manager; (2) Jake Swinford, Senior Project Manager;

### Description of Contractors

- (1) **The Jewish Children's Museum Inc.** provides exhibitions and programs for children in an educational and entertaining format, through contemporary technology and a hands-on approach to learning. Visitors experience Jewish history, values and traditions in a manner that inspires an increased interest in Jewish culture.
  
- (2) **The Young Men's & Young Women's Hebrew Association** operates a cultural and community center where people from all over the world connect through culture, arts, entertainment, and conversation. The center has long been an anchor institution in New York City, providing exceptional cultural programs including lectures, classical music, performance, dance, and community outreach.

**EXHIBIT D**

**PROPERTY MANAGEMENT RELATED SERVICES**  
**Executive Committee Meeting**  
**November 13, 2025**

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

The proposed retainer contracts have been procured through RFPS to contractors chosen from NYCEDC's vendors list.

<b>Contractor Name and Agreement (the agreement may be with the named contractor or an affiliate of the named contractor)</b>	<b>Project Site Address(es), Borough</b>	<b>Amount Under New Agreement and Type of Funds</b>	<b>Project Work</b>	<b>Project Code</b>	<b>Last Exec. Comm. Approval</b>
(1) The contractor will be one of the respondents to the RFP for this project, approved by the President or an Executive Vice President of NYCEDC.	Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide.	Up to \$30,000,000 of NYCEDC programmatic budget funds.	Routine, on-call, and emergency indoor and outdoor janitorial and custodial services. Work will be performed at certain sites on an ongoing routine basis and on an on-call and emergency basis, and at other sites on an on-call and emergency basis. Services include general area maintenance, rubbish removal, sweeping, vaccumming, mopping, maintaining waste bins and restrooms, and snow removal.	11533	N/A

<p>(2) The contractor will be one of the respondents to the RFP for this project, approved by the President or an Executive Vice President of NYCEDC</p>	<p>Principally New York City Public Retail Markets; with some work at other properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide.</p>	<p>Up to \$10,000,000 of NYCEDC programmatic budget funds</p>	<p>Routine, on-call, and emergency indoor and outdoor janitorial and custodial services principally at the New York City Public Retail Markets, with some work at other properties owned and/or managed by NYCEDC or designated by NYCEDC for such services . Services include general area maintenance, rubbish removal, sweeping, vaccumming, mopping, maintaining waste bins and restrooms, and snow removal.</p>	<p>11533</p>	<p>N/A</p>
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**Relevant Staff:**

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

**EXHIBIT E**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS**  
**Executive Committee Meeting**  
**November 13, 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>	Southwest Brooklyn Industrial Development Corporation	
<b>Last Exec. Comm. Approval</b>	December 17, 2024	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$1,000,000 in the aggregate for an initial one year term and a possible renewal period  Funds from the NYCPUS Municipal Energy Fund administered by NYCEDC on behalf of SBS and possibly other sources of funds available at the time the funds are needed, including possibly IDA funds and NYCEDC programmatic budget funds	Consultant services to run the We Source NYC Business Technical Assistance Program, which will provide individualized technical assistance to participating local suppliers in the offshore wind industry, and develop and deliver a business-facing communications initiative as part of the program	Extend the initial term of the contract by 2 months to April 30, 2026. There will still possibly be a renewal period.  In addition, the scope will be modified to provide that technical assistance may be provided to support local suppliers in other sectors of the green economy in addition to suppliers in the offshore wind industry and that the communications initiative will relate to other sectors of the green economy in addition to the previously authorized offshore wind sector.

**Relevant Staff:** Jesse Weiss, Assistant Vice President, Green Economy  
Tiffany Lacker, Senior Counsel, Legal

**Project Code:** 10724

**Item 2**

<b>Contractor</b>		Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. ("Langan")
<b>Project Site Address(es)</b>		Around the 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.
<b>Last Exec. Comm. Approval</b>		4/30/2025
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$1,900,000 in City Capital Budget funds.	Design and related services for the Station Gateway Plaza	To amend the Langan contract to provide for additional services consisting of design and related services related to Van Sinderen Plaza, which may include items such as new paving, lighting, seating, utilities planting, irrigation and wayfinding, and to increase the amount of the contract by up to an additional \$1,100,000 in City Capital Budget funds, bringing the total authorized amount for the Langan contract to up to \$3,000,000.

**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

**Item 3**

<b>Contractor</b>		Reicon Group, LLC ("Reicon")
<b>Project Site Address(es)</b>		Properties owned and/or managed by NYCEDC, Citywide
<b>Last Exec. Comm. Approval</b>		9/27/2024
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$15,000,000. The authorized source of funds will be determined for each task on a task-by-task basis and may be NYCEDC programmatic budget funds and/or City Capital Budget funds as well as any other type of funds, if any, then available for the task, including, without limitation, City Tax Levy funds.	Waterfront maintenance services for various waterfront sites and assets, including without limitation NYC Ferry sites, owned, leased and/ or managed by NYCEDC, including, without limitation: site and equipment maintenance, conditions testing, inspection, and associated reporting; regular equipment replacement where applicable; custom fabrication; storm preparation and response; dry docking services, barge ballasting, and other repair and service work for maritime sites and assets; and any needed emergency repairs.  M/WBE Goal: 10%	To authorize up to an additional \$20,000,000 for the Reicon contract, bringing the total authorized amount of the Reicon Contract to up to \$35,000,000.

**Relevant Staff:** Surge Zherebchuk, Assistant Vice President, Asset Management Design and Construction  
 Gregory Dixon, Vice President, Asset Management Design and Construction  
 Julian Rifai, Vice President , Asset Management Property Operations  
 John Tseng, Vice President , Asset Management Property Operations  
 Emily De Vito, Senior Vice President, Asset Management Property Operations  
 Michael Barone, Senior Counsel, Legal

**Project Code:** 10755

**Item 4**

<b>Contractor</b>	Public Records, Inc. (the "Operator")	
<b>Project Site Address(es)</b>	Ground floor space in Building A at MADE Bush Terminal, Brooklyn (the "Premises")	
<b>Last Exec. Comm. Approval</b>	August 6, 2025	
<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
<p>Payments to the Operator by NYCEDC:</p> <ul style="list-style-type: none"> <li>• One-time \$200,000 payment to be used for pre-opening brand development costs</li> <li>• \$216,000 management fee per year</li> <li>• Up to an additional \$24,000 per year upon proof of delivery of community and workforce programming</li> <li>• If gross revenue exceeds \$18,000 in a month, the Operator will be paid 5% of the excess over \$18,000</li> <li>• Up to \$50,400 per year for costs related to the workforce development program portion of the Operator's services</li> </ul> <p>In addition, NYCEDC's management agreement with the Operator will provide for approximately the following split of profits generated at the Premises: (1) prior to NYCEDC's recoupment of its initial investment in the Premises (which investment includes all costs and expenditures directly related to the development, construction, and opening operation of the Premises), 90% to NYCEDC and 10% to the Operator; and (2) thereafter, 50% to NYCEDC and 50% to the Operator.</p>	<p>The Operator will be tasked with arranging for top quality musical event programming, arts events, community events, private corporate events, limited weddings, a full service bar serving alcoholic and non-alcoholic beverages, a grab-and-go cafe serving coffee and tea beverages and food, and workforce development opportunities as part of a 10-year revenue-generating management agreement for the ground floor of Building A at MADE Bush Terminal.</p> <p>The Operator will additionally be obligated to satisfy the following requirements</p> <p>(1) Community events: The Operator shall host at minimum one large-scale community event per fiscal quarter in the Annex event space for organizations identified, sourced, and approved by NYCEDC. These events are to be provided at the Operator's cost. The Operator shall cooperate with NYCEDC in accommodating other community events of smaller scale in the lobby corridor and café gathering space.</p>	<p>The previously authorized contract with the Operator has not been entered into yet.</p> <p>The authorized terms for compensation under the contract are amended as follows:</p> <p>(1) The management fee per year is increased to \$240,000 from the previously approved \$216,000 management fee per year, which fee is payable in equal monthly installments.</p> <p>(2) Similarly, whereas previously the Operator was to be paid the excess of 5% of gross revenues per month over \$18,000, it will now be paid the excess of 5% of gross revenues per month over \$20,000.</p>

	<p>(2) Workforce development program: The Operator shall establish and maintain a workforce development program focused on career advancement and skills training for local residents in hospitality, event production, arts and entertainment, A/V technology and/or a related industry. The program shall include paid internships, mentorship programs, and partnerships with local high schools and training institutes that specialize in the aforementioned industries.</p>	
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**Relevant Staff:**

Waverly Neer, Vice President, Asset Management  
Gabe Lefferts, Assistant Vice President, Asset Management  
Ilan Har-El, Counsel, Legal

**Project Code:**

11230

**Item 5**

<b>Contractor</b>		Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C..("Matrix")
<b>Project Site Address(es)</b>		Staten Island – St. George Esplanade
<b>Last Exec. Comm. Approval</b>		11/7/24
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Approximately \$400,000 of City Capital Budget and FEMA funds	During Superstorm Sandy, heavy rains, high winds, tidal surge and pounding waves caused severe damage to the Staten Island Esplanade, located in St. George, and the neighboring area. This site suffered previous damage as a result of a Nor'easter in March of 2010. The damage caused in March 2010 had not yet been repaired when Superstorm Sandy hit, at which time the Project site endured additional damage to the seawall, asphalt sidewalk and rip rap shoreline protection. The scope of work under the Matrix contract includes design and engineering services and related services related principally to the rehabilitation of damaged areas of coastline, providing riprap where undermining is present, backfilling of undermining and voids, and repair of the damaged seawall and sidewalk.	To authorize up to an additional \$48,000 of City Capital Budget funds for the Matrix contract, the additional funds being used primarily for providing support with regard to FEMA-related documentation and responding to FEMA-requests and matters, related to the Project, including answering questions, attending meetings, and additional cost analysis.

**Relevant Staff:** Jess Greenspan, Assistant Vice President, Asset Management  
 Gregory Dixon, Vice President, Asset Management  
 David Lowin, Senior Vice President, Asset Management  
 Michael Barone, Senior Counsel, Legal

**Project Code:** 4915

**Item 6**

<b>Contractor</b>	VHB Engineering, Surveying, Landscape Architecture and Geology, P.C. ("VHB"), AECOM USA, Inc. ("AECOM"), New York City Transit Authority ("NYCTA") and National Grid NY ("National Grid")	
<b>Project Site Address(es)</b>	Archer Avenue between 144 <sup>th</sup> Place and 147 <sup>th</sup> Place, adjacent to the Jamaica LIRR Station	
<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>
<p>Up to \$44,701,000 in the aggregate consisting of approximately \$4,200,000 for a design contract with VHB, approximately \$950,000 for a force account agreement with NYCTA, approximately \$1,025,000 for a cost sharing agreement with National Grid, and the balance for a CM Contract with AECOM, using City Capital Budget funds, State funds, and FTA grant funds (after funds used for the VHB, NYCTA and National Grid contracts).</p>	<p>The design and reconstruction of roadway and pedestrian plaza improvements as the Station Plaza Intermodal Roadway Improvement Project.</p>	<p>To provide up to an additional \$2,000,000 to provide funding primarily for replacing the lighting under the Sutphin Boulevard Long Island Railroad Underpass, adjacent to the current project site, as requested by City DOT, bringing the authorized funding up to \$46,701,000 in the aggregate for the VHB contract, the AECOM contract and the NYCTA contract and a contract with National Grid. The VHB contract will be amended to include approximately \$300,000 of additional funding, bringing the aggregate amount of the VHB contract to an aggregate of approximately \$4,500,000.</p> <p>The AECOM contract will be amended to include additional funding up to the balance of \$46,701,000 being authorized in the aggregate (after funds used for the VHB, NYCTA and National Grid contracts).</p>

**Relevant Staff:** Anne Cochran, Project Director, Capital Program  
 Sakiru Okeowo, Vice President, Capital Program  
 Jennifer Cass, Senior Vice President, Capital Program  
 Michael Barone, Senior Counsel, Legal

**Project Code:** 5435

**Item 7**

<b>Contractor</b>		Orchestra Group, LLC
<b>Project Site Address(es)</b>		Citywide
<b>Last Exec. Comm. Approval</b>		September 30, 2025
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$2,500,000 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 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>	<p>To provide 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 \$3,500,000. This additional funding will be used primarily to increase the reach to New Yorkers and the frequency with which they are reached with the public education messaging.</p> <p>Certain of the expenses may have been spent prior to the Executive Committee meeting.</p>

**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

**Item 8**

<b>Contractor</b>	Pursuit Transformation Company Inc. ("Pursuit")	
<b>Project Site Address(es)</b>	One Court Square, 33rd Floor, Long Island City, Queens	
<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 \$2,000,000 Funds received as a donation from the Steven & Alexandra Cohen Foundation, Inc. (the "Foundation"). The funds are being disbursed to Pursuit through a grant agreement (the "Grant Agreement")	Funds provided under the Grant Agreement are anticipated to be used as follows:  Up to \$750,000 for capital improvement work related to Pursuit's build-to-suit renovation of space for an emerging technology hub known as the Pursuit Emerging Tech Hub (the "Hub"), such as shell preparation and white box delivery hard costs (including framing, carpentry, millwork, and MEP (mechanical, electrical, and plumbing) rough-ins). The total anticipated costs for capital improvement work related to construction and fit-out of the Hub are approximately \$13,000,000; and  Up to \$1,250,000 to support future lease payments, which will be structured as a standby letter of credit for the Hub's landlord, with the ownership of the then remaining balance of such funds transferring to Pursuit after five years, subject to Pursuit successfully meeting certain programmatic requirements and deliverables set forth in the Grant Agreement.	To provide up to an additional \$230,000 of funds from the Foundation for programmatic support for the Hub, including the Hub's entrepreneurial support services and fundraising for Hub programming, during the construction phase of the project. This modification would increase the total authorized amount of the Grant Agreement to up to \$2,230,000.

**Relevant Staff:** Jonathan Schulhof, Executive Vice President, Innovation Industries  
 Jamie Horton, Director, Special Projects, President's Office  
 Daria Siegel, Senior Vice President, Innovation Industries  
 Brian Shoicket, Assistant Vice President, Innovation Industries  
 William Young, Assistant Vice President, Innovation Industries  
 Izzy Cohn, Senior Counsel, Legal

**Project Code:** 11112