



MINUTES OF THE REGULAR MEETING  
OF THE EXECUTIVE COMMITTEE  
OF  
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION  
December 16, 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, December 16, 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  
Eric Clement  
Andrew Kimball  
James McSpirtt  
Patrick J. O'Sullivan, Jr.  
Elizabeth Velez  
Betty Woo

Members of NYCEDC staff also were present.

The meeting was called to order by Ms. Anadu, Chairperson of NYCEDC, at 9:06 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 November 13, 2025 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the November 13, 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) Abe Stark Sports Center

At this time, Jennifer Steacy, a Vice President of NYCEDC, and Charlie Townsley, a Senior Project Manager of NYCEDC, presented a proposal for (i) NYCEDC to enter into a progressive design-build agreement and any necessary amendments thereto with Consigli Construction Co., Inc. to provide progressive design-build and related services, (ii) any agreements necessary to obtain funds ("Funding Source Agreements"), and any needed amendments to such Funding Source Agreements, and (iii) other related documents, and to make other project expenditures, all to provide for the comprehensive renovation and modernization of the Abe Stark Sports Center, an approximately 46,000 square foot ice rink facility built in 1968 adjacent to the Coney Island Boardwalk, into a modern, year-round, publicly-accessible sports center, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. Bliss, Ms. Steacy explained that for this project NYCEDC wanted to have the builder's feedback from day one, and that with the progressive design-build model NYCEDC had both the construction team and the design team on the site working collaboratively and informing design decisions. She added that NYCEDC thought it was especially important to use the progressive design-build model for a renovation project.

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

Ms. Velez joined the meeting at this time.

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) Services and Funding Agreements with Brooklyn Marine Terminal Development Corporation

A proposal for NYCEDC (i) to enter into a services agreement (the "BMTDC Services Agreement") with Brooklyn Marine Terminal Development Corporation ("BMTDC") pursuant to which NYCEDC will be retained for the purpose of providing certain operational, consulting, and administrative services (the "Services") to BMTDC, (ii) to enter into a funding agreement (the "BMTDC Funding Agreement") pursuant to which NYCEDC shall provide BMTDC with financial assistance, and (iii) to take any actions and make payments and enter into any related agreements necessary for and related to the expenditures, to provide support to BMTDC in the creation of a General

Project Plan ("GPP") by New York State Urban Development Corporation d/b/a Empire State Development for the redevelopment (the "BMT Project") of approximately 122 acres of Brooklyn waterfront property (the "Brooklyn Marine Terminal" or "BMT"), located in the neighborhoods of Red Hook and the Columbia Waterfront District of Brooklyn and including Piers 7 through 12, the Atlantic Basin area, and certain upland and neighboring areas, and for NYCEDC to advise and guide the refinement of the BMT Project's site plan for the duration of the GPP process, on substantially the terms set forth in Exhibit B hereto.

(b) Rensselaer Polytechnic Institute: Center for Engineering and Precision Medicine

(i) A proposed funding agreement (the "RPI Funding Agreement") with Rensselaer Polytechnic Institute ("RPI") or an affiliated entity, pursuant to which NYCEDC will provide up to \$8,400,000 for advanced equipment for the Center for Engineering and Precision Medicine ("CEPM"), a joint initiative of RPI and the Icahn School of Medicine at Mount Sinai, and related capital improvements to the CEMP, and (ii) any needed Funding Source Agreements, and any needed ancillary agreements and amendments, related to the RPI Funding Agreement, on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Mr. McSpirtt, William Young, an Assistant Vice President of NYCEDC, stated that RPI had a long-term lease with the landlord for the CEMP space, and that the landlord was Taconic.

(c) NYCxDESIGN Reimbursement Agreement

A proposed reimbursement agreement with NYCxD Inc ("NYCxD"), and any necessary amendments thereto, to provide for reimbursement to NYCxD of certain costs for marketing and event production in connection with NYCxDESIGN, a program with a mission to unite, advance, and strengthen New York City's design industry through an annual design festival and year-round programs that advance, support, and create opportunities for designers at all stages in their careers, on substantially the terms set forth in Exhibit D hereto.

(d) Funding Agreements

Proposed funding agreements with (1) Children of Promise, NYC, and (2) United Jewish Organization of Williamsburg, Inc., or affiliates, and (ii) any needed Funding Source Agreements for these projects, on substantially the terms set forth in Exhibit E hereto.

(e) On-Call Land Surveying Services

(i) A proposed contract, and possibly amendments thereto, with each of Control Point Associates, Inc., Hirani Engineering and Land Surveying, D.P.C., MJ Engineering, Architecture, Landscape Architecture, and Land Surveying P.C., and SAM-NY

Geospatial, Inc. (collectively, the "Consultant Contracts") for the provision of on-call land surveyor services in connection with various projects in all five boroughs of the City of New York (the "City"), which work shall principally consist of property survey, topographic survey, utility survey, wetland survey and delineation, interior building as-built drawings, property survey under ALTA standards, map and utility research, mobilizing professional teams for given survey, and related tasks, and (ii) any needed Funding Source Agreements for any assignments under the Consultant Contracts, on substantially the terms set forth in Exhibit F hereto.

(f) Property Management Related Services – On-Call CCTV and Security Camera Maintenance, Repair and Emergency Services

(i) A proposed retainer contract with New York Security Solutions Inc. to provide for routine and on-call maintenance, repair, and emergency services for the closed circuit television ("CCTV") and security camera systems at properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, and (ii) any needed Funding Source Agreements for this project work, on substantially the terms set forth in Exhibit G hereto.

(g) Modifications to Previous Authorizations – Nixon Peabody LLP: Hunts Point Produce Market Redevelopment

(i) Proposed modifications with regard to an existing legal retainer agreement with Nixon Peabody LLP ("Nixon") for the provision of legal services to NYCEDC and the City primarily with respect to the Hunts Point Produce Market redevelopment project, including services with regard to the drafting, negotiation, execution and closing of the lease for the Hunts Point Produce Market premises, as well as ancillary documents, and possible legal services with regard to related matters as they may arise, to provide additional funds for the legal retainer agreement with Nixon to provide for additional project legal services, and (iii) any necessary agreements (including Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit H hereto.

(h) Modifications to Previous Authorizations – NY Wheel and Related Facilities

(i) Proposed modifications with regard to the utilization of NYCEDC's construction management ("CM") contract (a "CM Contract") with Gilbane Building Company ("Gilbane") (the "Gilbane CM Contract") to provide for CM and other needed services to secure the New York Wheel and related facilities premises and undertake any actions necessary to maintain the temporary certificate of occupancy ("TCO") for the parking garage on the premises to enable it to operate, to provide (1) additional funds for the Gilbane CM Contract to allow continued project services, and (2) that Gilbane and its subcontractors may also continue to perform some other services with regard to the project site which would enable a developer to assume construction on the site more readily in the future, and (ii) any necessary agreements (including Funding

Source Agreements) related to this project, on substantially the terms set forth in Exhibit H hereto.

In answer to a question from Ms. Anadu, Jacques St Cloud, a Vice President of NYCEDC, explained that the additional funds were primarily for maintaining the renewal of the TCO for the site, including the parking garage, and that the funds were also for adhering to fire guard and security requirements as stipulated based on the TCO. Mr. St Cloud further stated that the main cost drivers were related to the security guards and fire guards, and that the funds also covered CM services as applied to the TCO renewal. Mr. Kimball then noted that it was important that NYCEDC keep the site and the garage in a good state of repair for potential future use as part of a new vision for the Empire stores and the NY Wheel site.

(i) Modifications to Previous Authorizations – Design Engineering Services for Upgrading Ferry Landings

(i) Proposed modifications with regard to the contract (the “McLaren Contract”) with M.G. McLaren Engineering and Land Surveying, P.C. d/b/a McLaren Engineering Group (“McLaren”) for design engineering services related to upgrading ferry landings to support the use of Ollis-Class ferries and harden the landings against damage from potential storms and the effects of sea level rise, to provide for additional funds for the McLaren Contract for (1) an anchor pile analysis and an update to the construction drawing package after unforeseen pile failure at East 34<sup>th</sup> Street, (2) developing two rounds of site renderings at Long Island City Gantry Plaza State Park to illustrate the impact the new piles would have on the esplanade sight lines, and (3) a newly required Phase I environmental study and utility survey at the Brooklyn Cruise Terminal, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit H hereto.

(j) Modifications to Previous Authorizations – Coney Island Creek

(i) Proposed modifications with respect to the contract with McLaren (the “CIC McLaren Contract”) for design services and related services for shoreline protection measures along the southern edge of Coney Island Creek from West 23<sup>rd</sup> Street to Cropsey Avenue from commencement of the design contract until completion of the construction and final acceptance of the work, to (1) provide additional funds for the CIC McLaren Contract for the project, and (2) provide that a portion of the additional funds will be used by McLaren to enter into agreements to obtain access to private properties neighboring the project site in connection with performing site investigations required for the project design work, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit H hereto.

(k) Modifications to Previous Authorizations – Manhattan Greenway Harlem River Project: CM and Related Services

(i) A proposed amendment to NYCEDC's CM 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 Manhattan Greenway Harlem River Project, to provide for additional funding, which additional funding shall be used primarily for additional CM and related construction services under the Hunter Roberts CM Contract to complete a public restroom building within 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 H hereto.

(l) Modifications to Previous Authorizations – Manhattan Greenway Harlem River Project: Engineering, Design and Construction Administration Services and Related Services

(i) A proposed amendment to NYCEDC's consultant contract with Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (the "Langan Contract") for engineering, design and construction administration services, and related consultant services, for the design and construction of the Manhattan Greenway Harlem River Project, to increase the contract by up to an additional \$500,000 of project funds, plus funds authorized but not used for other project contracts, to provide that (1) the additional \$500,000 of project funds shall be used primarily for additional design and related services under the Langan Contract to design a public restroom building within the project, and (2) the other funds being authorized may be used for any aspect 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 H hereto.

(m) Modifications to Previous Authorizations – Refrigeration Systems Repairs, Preventative Maintenance and Emergency Services

(i) Proposed modifications with regard to the contract with Hughes Environmental Engineering, Inc. d/b/a Hughes Environmental for repairs, preventative maintenance, and emergency services on refrigeration systems throughout NYCEDC's asset portfolio, including the Brooklyn Wholesale Meat Market and New Fulton Fish Market, Citywide, to provide additional funds for additional project work, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit H hereto.

(n) Modifications to Previous Authorizations – MADE Bush Terminal Services

(i) Proposed modifications with regard to the consultant contract (the "Brand Contract") with Brand Urban, LLC ("Brand Urban") to provide services for on-site activations at MADE Bush Terminal Building A and to assist with leasing ground floor

tenant spaces, and to act as a leasing consultant for some Building A space and Brooklyn Army Terminal ("BAT") Building A café space, to additionally provide (1) that Brand Urban shall perform services for up to an additional 12-month period (instead of the previously-authorized 6-month optional extension period, which was not exercised) and in such period its previous scope of services shall be reduced and modified to the following services at MADE Bush Terminal (with no services being performed at BAT): (a) design and retail leasing consultant for ground floor units at Building C; (b) actively presenting the Buildings A and C site to agreed upon target tenant lists and marketing the site to the broader broker community; and (c) sourcing a minimum of two revenue-generating events per year at Building A, and (2) modifying the payments for the extension period, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, all on substantially the terms set forth in Exhibit H hereto.

(o) Modifications to Previous Authorizations – Labor and Supervision Services under the Area Maintenance Program

(i) Proposed modifications with regard to a contract with each of The Doe Fund, Inc. ("Doe Fund") and Klen Space Inc. ("Klen Space") to provide (1) labor and supervision services under the CleanNYC program (including services under the Graffiti-Free NYC program), primarily related to cleaning, and graffiti removal, at various locations throughout the City owned and/or managed by NYCEDC or with regard to which NYCEDC is asked to perform these services by the City, (2) that Doe Fund and Klen Space may also obtain supplies, equipment and machinery and provide other services for the program, (3) that Doe Fund and Klen Space may also be required to provide support services, such as job training and workplace development for their staff, which includes disadvantaged populations and may include ex-substance abusers, unhoused, formerly incarcerated, and lower-income individuals, to assist their development and ability to lead independent and productive lives, and (4) that Klen Space, under Klen Space's contract, also provides Area Maintenance Program services, to provide additional funds which will be used for payments for Area Maintenance Program services, and for other related activities and expenditures, rendered by Klen Space through December 31, 2025, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to such project services, on substantially the terms set forth in Exhibit H hereto.

Approval of Section 3 Contracts and Matters

A motion then was made to authorize the matters set forth for authorization in the Proposed Resolution sections of Exhibits B – H hereto. Such motion was seconded and approved. Mr. Bliss recused himself from voting on the item set forth in Section 3(b) hereto, and Mr. O'Sullivan recused himself from voting on the item set forth in Section 3(g) hereto since he is representing the Produce Market in connection with the related lease.

4. Approvals

With respect to the items set forth in Sections 2(a) and 3(a) – (o) 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, pursuant to a motion made, seconded and unanimously approved the Executive Committee meeting was adjourned at 9:25 a.m.



Assistant Secretary

Dated: February 3, 2026  
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
ESD .....	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**

**ABE STARK SPORTS CENTER  
Executive Committee Meeting  
December 16, 2025**

**Project Description:** The comprehensive renovation and modernization of the Abe Stark Sports Center, an approximately 46,000 square foot ice rink facility built in 1968 adjacent to the Coney Island Boardwalk, into a modern, year-round, publicly-accessible sports center. The renovation will address critical structural repairs, upgrade building systems, and revitalize the facility to expand community use and programming.

**Borough:** Brooklyn

**Type of Contracts:** A progressive design-build contract and any needed Funding Source Agreements for the Project.

**Amount to be Approved:** Up to \$42,000,000 in the aggregate for the Project, of which up to \$38,000,000 will be used for the progressive design-build contract, of which \$6,300,000 is anticipated to be used primarily for design related services in Phase 1 and up to \$31,700,000 (amount to be finally determined at a later date) for construction related services in Phase 2. The balance of the \$42,000,000 will be used for special inspection services, commissioning services, and any related services under an existing on call special inspection contract and an on call civil and resident engineering contract.

**Type of Funds:** City Capital Budget funds

**Procurement Method:** A two stage competitive sealed proposal procurement using a publicly advertised RFQ and targeted RFP for the design-build contract

**Agreements to be Approved:**

- A progressive design-build agreement and any necessary amendments thereto with Consigli Construction Co., Inc. to provide progressive design-build and related services for the Project (the “Progressive Design-Build Agreement”); and
- Any needed Funding Source Agreements or amendments thereto

**Scope of Work:** In partnership with City Parks, the Project will modernize and renovate the approximately 46,000 square foot ice rink facility with site upgrades, including improved entrance and wayfinding. Interior work will include an upgraded or

replacement of the existing ice rink and ice maker system. Critical building systems will be repaired or replaced, including plumbing fixtures, piping, heating, dehumidification, and fire protection systems, ensuring full code compliance. Other renovations and improvements will also be made.

**M/WBE Goal:**The Project has a 30% M/WBE participation goal.

**Proposed Resolution:** To authorize the President and any empowered officer to enter into the Progressive Design-Build Agreement and any needed Funding Source Agreements, and any needed amendments to these agreements, and other related documents, and to make other Project expenditures, substantially as described herein.

**Relevant Staff:** Sean Yang, Assistant Vice President, Capital Program  
Jennifer Steacy, Vice President, Capital Program  
Brian, Larsen, Senior Vice President, Capital Program  
Elizabeth Arnaiz, Executive Vice President, Capital Program  
Candace Chung, Senior Counsel, Legal

**Project Code:** 10519

**EXHIBIT B**

**SERVICES AND FUNDING AGREEMENTS WITH  
BROOKLYN MARINE TERMINAL DEVELOPMENT CORPORATION  
Executive Committee Meeting  
December 16, 2025**

**Background:** On June 12, 2024, NYCEDC entered into a net lease and net sublease with the Port Authority (the “BMT Lease”), among other agreements, to assume operational control of approximately 122 acres of Brooklyn waterfront property (the “Brooklyn Marine Terminal” or “BMT”). BMT is located in the neighborhoods of Red Hook and the Columbia Waterfront District in Brooklyn and includes Piers 7 through 12, the Atlantic Basin area, and certain upland and neighboring areas. Authorization for NYCEDC to enter into the BMT Lease was approved at the May 23, 2024 meeting of the Board of Directors of NYCEDC.

Consolidating control of BMT with the City and NYCEDC will enable long-delayed sitewide land use and capital investment planning. In partnership with the State of New York, the City and NYCEDC initiated a planning effort for BMT in 2024, following execution of the BMT Lease, in conjunction with a 28-member task force (the “BMT Task Force”). The BMT Task Force, comprised of elected officials and community organizations, advised on the planning and engagement process and responded to community feedback. On September 22, 2025, the BMT Task Force advanced a vision plan (the “Vision Plan”) to redevelop BMT into a modern, maritime port and vibrant mixed-use community (the “Project”) and undertake some off-site activities.

**Project**

**Description:** The Project entails transformation of BMT into an approximately 60-acre, all-electric maritime port that can, once again, serve as a key economic driver for the community and City. In addition to a revitalized port, the Project is anticipated to include the creation of new homes, including permanently-affordable units, as well as public space, commercial space, community facility space and industrial space. The Project will also deliver vital workforce development programs, resiliency and infrastructure upgrades for the area while generating an estimated \$18 billion in economic impact, 37,000 temporary construction jobs, and 2,000 permanent jobs.

To implement and manage the Project, a not-for-profit corporation (the “Brooklyn Marine Terminal Development Corporation” or “BMTDC”) has been established under Section 402 of the Not-For-Profit Corporation Law of the State of New York. BMTDC was formed for public purposes, including lessening the burdens of government, by

managing the transformation of the BMT site while ensuring transparency and accountability.

Pursuant to the agreements with BMTDC described herein, NYCEDC will support BMTDC in the creation of a General Project Plan (“GPP”) by New York State Urban Development Corporation d/b/a Empire State Development (“ESD”) for the Project and will advise and guide the refinement of the Project’s site plan for the duration of the GPP process. The process will culminate in the discretionary consideration and approval of the GPP by ESD’s Board of Directors and approval of certain ESD Project related actions by the New York State Public Authorities Control Board (the “PACB Approval”). Once PACB Approval has been obtained, it is anticipated that BMTDC may lease the BMT property.

**NYCEDC**

**Agreements:**

Authorization is being sought for NYCEDC to enter into the following agreements with BMTDC:

**BMTDC Services Agreement**

A services agreement (the “BMTDC Services Agreement”) pursuant to which NYCEDC will be retained for the purpose of providing certain operational, consulting, and administrative services (the “Services”) to BMTDC, including:

- (i) community and media relation services;
- (ii) planning services related to BMT redevelopment and in support of regulatory approvals;
- (iii) administrative and support services, including accounting, external audit, budgetary, legal, compliance, and office space and corporate services; and,
- (iv) additional services as may be required, including, but not limited to, real estate transaction services, lease administration, land use entitlement, property and construction management, capital grant management, and cruise operations support.

NYCEDC shall designate personnel to perform the Services, which are anticipated to include people who will serve as Executive Director, Treasurer, Assistant Treasurer and Secretary of BMTDC, as well as other people who will perform services for BMTDC. NYCEDC shall be solely responsible for their work, direction, and conduct during the performance of the BMTDC Services Agreement. The number of designated personnel may be adjusted by NYCEDC as needed to perform the Services.

The initial term of the BMTDC Services Agreement shall commence approximately on the date of the approval of such agreement by

BMTDC's Board of Directors (the "Effective Date") and shall continue until approximately six (6) months following the date PACB Approval is obtained (the "Initial Term"). The parties acknowledge a mutual interest in ensuring continuity of Services and intend to commence discussions regarding a successor agreement prior to expiration of the Initial Term.

BMTDC shall pay NYCEDC an annual fee on July 1 of each year of the Initial Term. The fee payable on July 1, 2026 shall consist of (1) \$128,375 for personnel costs and \$300,000 for corporate services (for the period from the commencement of the BMTDC Services Agreement until June 30, 2026) and (2) \$517,993 for personnel costs and \$309,000 for corporate services (for the period from July 1, 2026 to June 30, 2027). Beginning with the payment due on July 1, 2027 the amount of the annual fee for personnel costs and for corporate expenses shall increase from the previous year's annual fee by 3.5% and 3%, respectively. NYCEDC has obtained directors' and officers' liability insurance for the BMTDC Board and officers through June 1, 2026 as part of its corporate services, which insurance has an estimated annual cost of approximately \$50,000.

#### **BMTDC Funding Agreement**

A funding agreement (the "BMTDC Funding Agreement") between NYCEDC and BMTDC pursuant to which NYCEDC shall provide BMTDC with financial assistance of up to \$2,200,000, to be funded only to the extent that City Tax Levy funds for such funding are made available by the City (the "Funding"). The Funding represents the estimated cost of providing the Services through Fiscal Year 2027, after which, if needed, NYCEDC may seek additional amounts to fund the Services through the remainder of the Initial Term.

BMTDC shall use the Funding to establish and operationalize BMTDC as a going concern, including to fund estimated costs to be outlined in the Project budget attached to the BMTDC Funding Agreement (the "Eligible Costs"). Eligible Costs include payments to NYCEDC for the Services rendered pursuant to the BMTDC Services Agreement. NYCEDC will disburse the Funding to the BMTDC to fund and/or reimburse the Eligible Costs

The term of the BMTDC Funding Agreement shall continue until the earlier of (a) the termination or expiration of the Initial Term of the BMTDC Services Agreement, as described above; or (b) if NYCEDC exercises its right to terminate the BMTDC Funding Agreement pursuant to any provision therein granting such right to NYCEDC, the date on which such termination becomes effective in accordance with such provision.

**Agreements to  
be Approved:**

BMTDC Services Agreement and BMTDC Funding Agreement,  
substantially as described herein

**Proposed  
Resolution:**

To authorize the President and any empowered officer to enter into  
the BMTDC Services Agreement and BMTDC Funding Agreement;  
and to take any actions and make payments and enter into any  
related agreements necessary for and related to the expenditures,  
substantially as described herein

**Relevant Staff:**

PJ Berg, Executive Vice President, Real Estate Transactions  
Matthew Furlong, Senior Vice President, Real Estate Transactions  
Amy Hartman, Vice President, Real Estate Transactions  
Sharmaine Belton, Senior Associate, Real Estate Transactions  
Michele Lamberti, Vice President, Government & Community Relations  
Meredith Jones, General Counsel, Legal  
Robert LaPalme, Assistant General Counsel, Legal  
Anthony Brown, Counsel, Legal  
Caitlin Dunham, Counsel, Legal

**Project Code:**

10815

**EXHIBIT C**

**RENSELAEER POLYTECHNIC INSTITUTE: CENTER FOR ENGINEERING AND  
PRECISION MEDICINE  
Executive Committee Meeting  
December 16, 2025**

**Project Description:** Providing funds for (1) advanced equipment to support research and development workflows, principally for startups within the life science ecosystem, for the Center for Engineering and Precision Medicine (“CEPM”), a joint initiative of Rensselaer Polytechnic Institute (“RPI”) and Icahn School of Medicine at Mount Sinai (“Icahn”), and (2) related capital improvements to the CEMP. These capital improvements and equipment will deliver unprecedented access to cutting-edge technology, significantly enhancing the lab’s current offerings and accelerating innovation in engineering and precision medicine. The CEMP opened in 2023 and occupies approximately 13,873 square feet on the 9th floor of 619 West 54th Street in Manhattan.

**Borough:** Manhattan

**Type of Contract:** Funding agreement

**Amount to be Approved:** Up to \$8,400,000

**Type of Funds:** City Capital Budget funds

**Procurement Method:** Public RFP to provide awards to support cutting edge programs in future focused sectors

**M/WBE Goal:** 30%

**Agreement to be Approved:** A funding agreement with RPI or an affiliated entity, pursuant to which NYCEDC will provide up to \$8,400,000 for advanced equipment for the CEPM and related capital improvements (the “Funding Agreement”).

**Scope of Work:** Funds provided under the Funding Agreement are anticipated to be used toward the procurement of advanced equipment and related capital improvements for the CEPM. The total anticipated costs for capital improvements and equipment procurement are approximately \$16,900,000.

Once the CEPM facility is fully equipped, programming will principally fall into the following categories:

1. **Life Science Startup Support:** CEPM will provide startups with unprecedented access to advanced research and development workflows, including cutting-edge equipment for biotechnology, drug discovery, and precision medicine. Startups will benefit from shared infrastructure, technical support, and collaborative opportunities with academic and industry partners.
2. **Workforce Development and Training:** The center will offer comprehensive training programs focused on biomedical engineering, translational research, and entrepreneurship. These initiatives will equip participants with essential skills for careers in life sciences, including hands-on training, workshops, and certifications in areas such as neuroengineering, immunoengineering, and regenerative medicine.
3. **Entrepreneurship and Commercialization:** CEPM will foster innovation by supporting the creation, incubation, and growth of early-stage companies. Programming will include mentorship, business planning, and access to resources that help move academic discoveries toward commercialization and market-ready solutions.
4. **STEM Education and Outreach:** The facility will host educational programs, internships, and outreach activities that include underrepresented populations in New York City. These efforts will promote diversity in STEM fields and provide pathways to employment in the life sciences sector.
5. **Collaborative Research and Public-Private Partnerships:** CEPM will facilitate partnerships between RPI, Icahn, startups, and other stakeholders to advance research in precision medicine. The center will host workshops, conferences, and mixers to spur innovation and translation of new technologies.

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

**Relevant Staff:** Jonathan Schulhof, Executive Vice President, Innovation Industries  
Viq Pervaaz, Senior Vice President, Innovation Industries  
James Gibaldi, Vice President, Innovation Industries  
Kyle Kaniecki, Vice President, Innovation Industries  
William Young, Assistant Vice President, Innovation Industries  
Izzy Cohn, Senior Counsel, Legal

**Project Code:** 11275

**EXHIBIT D**

**NYCXDESIGN REIMBURSEMENT AGREEMENT**  
**Executive Committee Meeting**  
**December 16, 2025**

<b>Project Description:</b>	Reimbursement to NYCxD Inc. (“NYCxD”) of certain costs for marketing and event production in connection with NYCxDESIGN (the “Design Project”), a program with a mission to unite, advance, and strengthen New York City’s design industry through an annual design festival and year-round programs that advance, support, and create opportunities for designers at all stages in their careers. The Design Project is operated by NYCxD, a not-for-profit corporation with a mission to unite, advance and strengthen the City’s diverse and global design community.
<b>Borough:</b>	Citywide
<b>Type of Contract:</b>	Reimbursement agreement
<b>Amount to be Approved:</b>	Up to a total of \$500,000 for approximately 5 years (for Fiscal Years 2026 through 2030), of which up to \$100,000 will be provided each Fiscal Year, subject to the City Council providing funding for such year
<b>Type of Funds:</b>	City Tax Levy funds provided by the City Council
<b>Procurement Method:</b>	Sole source
<b>Last Exec. Comm. Approval:</b>	March 18, 2025, related to a previous Design Project contract with NYCxD
<b>M/WBE Goal:</b>	N/A
<b>Agreement to be Approved:</b>	Reimbursement agreement with NYCxD for Design Project costs and any necessary amendments thereto (the “Agreement”)

**Scope of Work:** The Design Project showcases and provides resources for design and design innovation in New York City, primarily during a weeklong festival in May. It also includes a website resource, design pavilion exhibitions, awards programs, souvenir programs, an “Ode to NYC” poster campaign competition, emerging designer and student portfolio showcases, podcasts, and design tours in the City. NYCxD has previously been provided by NYCEDC with funds provided by the City Council for the Design Project and used the funds primarily for graphic design, communications and advertising, website management, social media, and related event production costs.

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

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

**Project Code:** 74560005

**EXHIBIT E**

**FUNDING AGREEMENTS**  
**Executive Committee Meeting**  
**December 16, 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 Address, Borough</b>	<b>Source or Type of New NYCEDC Funds</b>	<b>Amount Under New Agreement/ Amendment</b>	<b>Application of Funds</b>
(1) Children of Promise, NYC (“COF”), a not-for-profit corporation – Funding Agreement	1842-1848 Webster Avenue, 400-406 East 176 <sup>th</sup> Street, Bronx	City Capital Budget funds made available by the City Council and Bronx Borough President	Up to \$2,250,000	To fund a portion of the cost of the acquisition of real property on which COF operates a youth center that provides afterschool and mental health services for children impacted by mass incarceration. This project has no M/W/BE goal.
(2) United Jewish Organization of Williamsburg, Inc., a not-for-profit corporation – Funding Agreement	498-500 Bedford Avenue, Brooklyn	City Capital Budget funds made available by the City Council and Brooklyn Borough President	Up to \$5,448,000	To fund a portion of the cost of the construction of a new community center offering social services such as adult skill training and vocational training programs. This project has an M/W/BE goal of 20%.

**NYCEDC Project Codes:** (1) 10406; (2) 10312;

**Relevant Staff:** (1) Jake Swinford, Senior Project Manager; (2) Gregory Sullivan, Vice President;

## Description of Contractors

- (1) **Children of Promise, NYC** is a not-for-profit organization providing services to youth impacted by mass incarceration. It provides no-cost summer camp services, after-school programming, mental health support services, and other programs to alleviate the trauma inflicted by parental incarceration.
  
- (2) **United Jewish Organization of Williamsburg, Inc.** is a not-for-profit organization providing social and housing services, as well as public health, workforce development, and community development services for the community in the greater Williamsburg area.

**EXHIBIT F**

**ON-CALL LAND SURVEYING SERVICES**  
**Executive Committee Meeting**  
**December 16, 2025**

**Project Description:** The provision of on-call land surveyor services. The work shall principally consist of the following tasks: property survey; topographic survey; utility survey; wetland survey and delineation; interior building as-built drawings; property survey under ALTA standards; map and utility research; mobilizing professional teams for given survey; and related tasks; in connection with various projects in all five boroughs of the City.

**Borough:** Citywide

**Type of Contracts:** Consultant contracts and any needed Funding Source Agreements

**Amount to be Approved:** Up to \$5,000,000 in the aggregate for four consulting contracts

**Types of Funds:** The type of funds will vary based on each task. Sources may include, without limitation, NYCEDC programmatic budget funds, City Capital Budget funds, City Tax Levy funds, IDA funds, State and Federal funds, and any other sources.

**Procurement Method:** A publicly advertised RFP

**Last Exec. Comm. Approval:** September 27, 2024

**M/WBE Goal:** 30%

**Agreements to be Approved:**

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

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

- Control Point Associates, Inc.
- Hirani Engineering and Land Surveying, D.P.C.
- MJ Engineering, Architecture, Landscape Architecture, and Land Surveying P.C.

- SAM-NY Geospatial, Inc.

**Scope of Work:** The Consultants shall provide on-call land surveying services related to various projects throughout the City on an as-needed basis, as determined by NYCEDC. The work shall principally consist of tasks of the type listed in Project Description above.

**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:** Brooke Tango, Senior Vice President, Land Use  
Samuel Cohen, Vice President and Chief of Staff, Planning  
Yasira Mena, Assistant Vice President, Planning  
Randi Cohen, Senior Counsel, Legal

**Project Code:** 2877

**EXHIBIT G**

**PROPERTY MANAGEMENT RELATED SERVICES**  
**Executive Committee Meeting**  
**December 16, 2025**

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

The proposed retainer contract has been procured through a public RFP.

<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>
New York Security Solutions Inc.	Properties owned and/or managed by NYCEDC or designated by NYCEDC for such services, Citywide.	Up to \$16,000,000 of NYCEDC programmatic budget funds.	Routine and on-call maintenance, repair, and emergency services for the closed circuit television and security camera systems at properties owned and/or managed by NYCEDC or designated by NYCEDC for such services.	9934	N/A

**Relevant Staff:** 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

**EXHIBIT H**

**MODIFICATIONS TO PREVIOUS AUTHORIZATIONS**

**Executive Committee Meeting**

**December 16, 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>	Nixon Peabody LLP	
<b>Project Site Address(es)</b>	Hunts Point Produce Market	
<b>Last Exec. Comm. Approval</b>	November 7, 2024	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$200,000 of NYCEDC programmatic budget funds	Provision of legal services to NYCEDC and the City pursuant to a legal retainer agreement primarily with respect to the Hunts Point Produce Market redevelopment project, including services with regard to the drafting, negotiation, execution and closing of the lease for the Hunts Point Produce Market premises, as well as ancillary documents, and possible legal services with regard to related matters as they may arise.	To provide for up to an additional \$150,000 in NYCEDC programmatic budget funds for the legal retainer agreement (bringing the total authorized contract amount to up to \$350,000)

**Relevant Staff:** Judy Fensterman, Assistant General Counsel, Legal

**Project Code:** 7406

**Item 2**

<b>Contractor</b>	Gilbane	
<b>Project Site Address(es)</b>	The premises on which the New York Wheel that had been proposed for the St. George waterfront of Staten Island, and related facilities, were to be located	
<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>
Up to \$9,000,219.66 of NYCEDC programmatic budget funds	Construction management and other needed services to secure the New York Wheel and related facilities and undertake any actions necessary to maintain the temporary certificate of occupancy for the parking garage on the premises to enable it to operate.	<p>To provide up to an additional \$1,500,000 of NYCEDC programmatic budget funds for the Gilbane contract, bringing the total authorized amount for Project Work under the Gilbane contract to up to \$10,500,219.66, to allow continued Project services. Gilbane and its subcontractors may also continue to perform some other services with regard to the site which would enable a developer to assume construction on the site more readily in the future. The former lease for the site is no longer in effect.</p> <p>It is anticipated that the funds now being provided will be utilized through fiscal year 2026 and into fiscal year 2027.</p>

**Relevant Staff:** Jacques St Cloud, Vice President, Asset Management  
 Jose Figuereo, Vice President, Asset Management  
 David Lowin, Senior Vice President, Asset Management  
 Mary Adams, Senior Counsel, Legal

**Project Code:** 7855

**Item 3**

<b>Contractor</b>	M.G. McLaren Engineering and Land Surveying, P.C. d/b/a McLaren Engineering Group (“McLaren”)	
<b>Project Site Address(es)</b>	Brooklyn Cruise Terminal (“BCT”) Pier 12 in Brooklyn, NYC Ferry landing at East 34th Street in Manhattan, and NYC Ferry Landing at Long Island City Gantry Plaza State Park (“LIC Gantry”) in Queens.	
<b>Last Exec. Comm. Approval</b>	6/18/24	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
\$3,021,140.84 of City Capital Budget funds and Federal Transit Administration (“FTA”) funds	Design engineering services related to upgrading ferry landings to support the use of Ollis-class ferries and harden the landings against damage from potential storms and the effects of sea level rise. The upgraded landings can be used by Ollis-Class vessels in emergencies and in the event of a disruption to the regional transportation network.	To provide for up to an additional \$51,754.11 of City Capital Budget funds, which will be used for an amendment to McLaren’s contract, bringing the total authorized amount of such contract to up to \$3,072,894.95. Additional funds are needed for an anchor pile analysis and an update to the construction drawing package after unforeseen pile failure at East 34 <sup>th</sup> Street. Funds are also needed for developing two rounds of site renderings at LIC Gantry Plaza to illustrate the impact the new piles would have on the esplanade sight lines. Additionally, funds are needed for a newly required Phase I environmental study and utility survey at BCT.

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

**Project Code:** 6727

**Item 4**

<b>Contractor</b>	M.G. McLaren Engineering and Land Surveying, P.C. d/b/a McLaren Engineering Group (“McLaren”)	
<b>Project Site Address(es)</b>	Along the southern edge of Coney Island Creek from W. 23 <sup>rd</sup> Street to Cropsey Avenue, Brooklyn	
<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 \$4,900,000 of City Capital Budget funds, CDBG-DR funds, City Tax Levy funds, and/or FEMA Hazard Mitigation Grant Program (HMGP) funds.	Design services and related services for shoreline protection measures along the southern edge of Coney Island Creek from W. 23 <sup>rd</sup> Street to Cropsey Avenue from commencement of the design contract until completion of the construction and final acceptance of the work.	To provide up to an additional \$600,000 in funding for McLaren’s contract, raising the total amount to up to \$5,500,000 for McLaren’s contract. A portion of the additional funds will be used by McLaren to enter into agreements to obtain access to private properties neighboring the project site in connection with performing site investigations required for the design work.

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

**Project Code:** 5715

**Item 5**

<b>Contractor</b>	Hunter Roberts	
<b>Project Site Address(es)</b>	Manhattan Greenway Harlem River	
<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>
\$288,978,000 of City Capital Budget funds and \$43,000,000 of State DEC grant funds plus funds authorized but not used for other project contracts	CM and related services (including pre-construction, construction and post-construction) for the Manhattan Greenway Harlem River Project.	To amend the Hunter Roberts contract to provide up to an additional \$5,676,000 of City Capital Budget funds, bringing the total authorized amount of the contract to up to \$337,654,000 plus other authorized but unused project funds. The additional \$5,676,000 of funds shall be used primarily for additional CM and related construction services to complete a public restroom building within the project.

**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>Contractor</b>	Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.	
<b>Project Site Address(es)</b>	Manhattan Greenway Harlem River	
<b>Last Exec. Comm. Approval</b>	September 28, 2021	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$20,000,000 of City Capital Budget funds	Engineering, design and construction administration services, and related consultant services, for the design and construction of the Manhattan Greenway Harlem River Project	To amend the Langan Contract to provide up to an additional \$500,000 of City Capital Budget funds plus funds authorized but not used for other project contracts, bringing the total authorized amount of the contract to up to \$20,500,000 plus such other authorized but unused project funds. The additional \$500,000 of project funds shall be used primarily for additional design and related services to design a public restroom building within the project. The other funds being authorized may be used for any aspect of the project.

**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 7**

<b>Contractor</b>	Hughes Environmental Engineering, Inc. d/b/a Hughes Environmental (“Hughes”)	
<b>Project Site Address(es)</b>	Properties in NYCEDC’s asset portfolio, including Brooklyn Wholesale Meat Market and New Fulton Fish Market, Citywide	
<b>Last Exec. Comm. Approval</b>	8/20/2024	
<b>Current Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
Up to \$6,000,000 of NYCEDC programmatic budget funds.	To perform repairs, preventative maintenance, and emergency services on refrigeration systems. Hughes will furnish labor, supervision, schedules, tools, equipment, supplies, and other materials, and permits for the refrigeration services.	To provide up to an additional \$1,100,000 of NYCEDC programmatic budget funds for project work, bringing the total authorized amount of funds for the Hughes contract to up to \$7,100,000.

**Relevant Staff:** 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:** 9175

**Item 8**

<b>Contractor</b>	Brand Urban, LLC (“Brand Urban”)	
<b>Project Site Address(es)</b>	MADE Bush Terminal and BAT, Brooklyn	
<b>Last Exec. Comm. Approval</b>	4/30/2025	
<b>Amount and Type of Funds</b>	<b>Project Work</b>	<b>Proposed Modification</b>
<p>Up to \$550,000; NYCEDC programmatic budget funds</p>	<p>Brand Urban is currently responsible for the following services for on-site activations at MADE Bush Terminal Building A and to assist with leasing ground floor tenant spaces:</p> <ul style="list-style-type: none"> <li>• Developing a retail merchandising plan <ul style="list-style-type: none"> <li>▪ Outlining retail priorities and establishing clear goals.</li> <li>▪ Compiling a target list of anchor retail tenants in alignment with objectives</li> <li>▪ Offering strategic deal structure advice on rental and operator agreement(s)</li> </ul> </li> <li>• Business development and retail leasing <ul style="list-style-type: none"> <li>▪ Actively presenting the site to an agreed-upon tenant target list and marketing the site to the broader broker community.</li> <li>▪ Advising on end-to-end lease negotiations on behalf of NYCEDC</li> </ul> </li> <li>• Placemaking and activations <ul style="list-style-type: none"> <li>▪ Delivering a high-level strategic placemaking and activation roadmap to drive community engagement and enhance the site's appeal to future tenants</li> </ul> </li> <li>• Leasing consultant for (1) the second floor of MADE Bush Terminal, Building A and units 301, 305, and 503 at such</li> </ul>	<p><u>Scope Modifications:</u></p> <p>Brand Urban performed service for an initial 6 month period (with a 6 month optional extension period not being exercised). It is proposed that instead of the six month extension period, Brand Urban shall perform services for up to an additional 12 month period and in such period its previous scope of services shall be reduced and modified to the following scope at MADE Bush Terminal (with no services being performed at BAT):</p> <ul style="list-style-type: none"> <li>• Design and retail leasing consultant for ground floor units at Building C</li> <li>• Actively presenting the Buildings A and C site to agreed upon target tenant lists and marketing the site to the broader broker community.</li> <li>• Sourcing a minimum of two revenue-generating events per year at Building A.</li> </ul> <p><u>Payment Modifications</u></p> <p>\$96,000 in funds will be available for the new extension period, with Brand Urban being paid as follows for such period: Brand Urban shall be paid an \$8,000 monthly retainer fee. In addition, for the new extension period Brand Urban will be entitled to a \$2,500 success fee for each entity sourced that produces and executes an event at MADE. The funding source will be NYCEDC programmatic budget funds.</p>

	building; and (2) BAT's Building A café space. ○	Brand Urban will remain entitled to success fees that are a result of its activities undertaken under its previous scope of services and prior to the new extension period.
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**Relevant Staff:** Waverly Neer, Vice President, Asset Management  
 Gabe Lefferts, Assistant Vice President, Asset Management

**Project Code:** 10786

**Item 9**

<b>Contractor</b>	The Doe Fund, Inc. (“Doe Fund”) and Klen Space Inc. (“Klen Space”)	
<b>Project Site Address(es)</b>	Citywide	
<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>
<p>Up to \$46,239,495.65 in the aggregate of City Tax Levy and NYCEDC programmatic budget funds for the Doe Fund and Klen Space contracts for the City Cleanup Corps program and Property Maintenance Program and for other related activities and expenditures.</p>	<p>Labor and supervision services provided by Doe Fund and Klen Space under the CleaNYC program (including services under the Graffiti-Free NYC program), primarily related to cleaning, including, but not limited to, street and sidewalk cleaning, cleaning of vacant lots and dumping by the roadside, trash and debris collection, and supplementary sanitation and cleaning services, and graffiti removal, at various locations throughout the City owned and/or managed by NYCEDC or with regard to which NYCEDC is asked to perform these services by the City. Under their contracts, Doe Fund and Klen Space may also obtain supplies, equipment and machinery and provide other services for the program.</p> <p>As part of Project services, Doe Fund and Klen Space may also be required to provide support services (“Support Services”), such as job training and workplace development for their staff, which includes disadvantaged populations and may include ex-substance abusers, unhoused, formerly incarcerated, and lower-income individuals, to assist their development and ability to lead independent and productive lives.</p> <p>Under Klen Space’s contract, Klen Space also provides Area Maintenance Program services.</p>	<p>To provide up to an additional \$3,000,000 in NYCEDC programmatic budget funds which will be used for payments for Area Maintenance Program services, and for other related activities and expenditures, rendered by Klen Space through December 31, 2025.</p>

**Relevant Staff:**

Julian Rifai, Vice President, Asset Management Property Operations

Craig Small, Vice President, Asset Management Property Operations

John Tseng, Vice President, Asset Management Property Operations

Emily De Vito, Senior Vice President, Asset Management Property Operations

Mary Adams, Senior Counsel, Legal