



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
February 3, 2026

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, February 3, 2026, in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Executive Committee were present:

Margaret Anadu
Eric Clement
James McSpiritt
Patrick J. O’Sullivan, Jr.
Elizabeth Velez

Tiffany Raspberry, a Director of NYCEDC, Edie Sharp, Chief of Staff to Julie Su, Members of NYCEDC staff and a member of the public also were present.

The meeting was called to order by Margaret Anadu, Chairperson of NYCEDC, at 9:16 a.m. Meredith Jones, Executive Vice President, General Counsel 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 December 16, 2025 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the December 16, 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) Modifications to Previous Authorizations – The Bronx Museum of the Arts

Andrew Abend, an Assistant Vice President of NYCEDC, presented a proposal (i) for modifications with respect to NYCEDC's contract with Consigli Construction Co., Inc. ("Consigli") for construction management ("CM") services (the "Consigli Contract") and NYCEDC's contract with Marvel Architects, Landscape Architects, Urban Designers, PLLC ("Marvel") for design services (the "Marvel Contract") for the Bronx Museum of the Arts ("BxMA") project, which project includes demolition of portions of the BxMA building and construction work related to building a new atrium and other portions of the building, including, among other improvements, a new and prominent entry, lobby and café, upgrades to the building envelope and performance, and improved circulation, office, bathroom, and gallery spaces, to provide for (1) additional funds for additional project services under the Consigli Contract and additional project design services under the Marvel Contract, and (2) an adjustment in the approximate allocation of certain previously authorized funds for the project, and (ii) to enter into any necessary agreements (including any agreements necessary to obtain funds ("Funding Source Agreements")) related to such project work under the Consigli Contract and Marvel Contract, all on substantially the terms set forth in Exhibit A hereto.

In answer to questions from Ms. Anadu, Mr. Abend stated that City provided funds were being used for this project, and that Consigli was the project CM. In answer to a question from Mr. McSpirtt, Mr. Abend explained that the overall design for the project was not changing, that NYCEDC had the design for the project expansion, and that Marvel was present every step of the way working through any issues, essentially verifying in-field for any items that arise.

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

(b) BWI Deckhand Training Program and DutchX Logistics Training Academy

At this time, Preston Anderson, an Assistant Vice President of NYCEDC, presented a proposal for NYCEDC (i) to enter into a grant agreement with Leap, Inc. d/b/a Brooklyn Workforce Innovations ("BWI") pursuant to which NYCEDC will distribute a grant of up to \$172,000 to support the launch of a new Marine Deckhand Training Program (the "BWI Deckhand Program") that will include (a) technical training on vessel operations, (b) industry certifications, (c) soft skills training and (d) career development support, on substantially the terms set forth in Exhibit B hereto, and (ii) to enter into a grant agreement with Dutch Express Logistics, LLC ("DutchX") pursuant to which NYCEDC will distribute a grant of up to \$261,000 to support the launch of a new Logistics Training Academy (the "DutchX Program") the program of which will include (a) green logistics foundations training, (b) technical, safety and operations training, (c) specialized role track training and (d) field experience and certification, with successful graduates of the DutchX program anticipated to be hired into employment by DutchX

and/or its subsidiaries, on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Ms. Anadu, Mr. Anderson stated that the sizing for the BWI Deckhand Program was largely based on the demand for maritime careers, that there would be a smaller pool of trainees for the BWI programming than for the DutchX programming, and that the DutchX logistics work would require a lot more hands. At this time, Mary Beth Williams, a Vice President of NYCEDC, added that both of the proposed programs were directly driven by employer hiring demand, and that the employers on both of the programs were intimately involved in shaping that projection. In answer to a second question from Ms. Anadu, Mr. Anderson stated that NYCEDC would be working closely with the Red Hook partners that NYCEDC had engaged through the Brooklyn Marine Terminal engagement process, as well as with organizations that NYCEDC had worked with for the Blue Highways workforce study. Ms. Williams then noted that some examples of the local community-based organizations that NYCEDC was partnering with for these programs included New York City Housing Authority tenant associations and the Red Hook Initiative.

In answer to a question from Ms. Velez, Mr. Anderson stated that the trainees for the first cohort of the BWI Deckhand Program had been identified. In answer to a second question from Ms. Velez, Ms. Williams explained that NYCEDC was approaching this first quarter for the DutchX Program as a pilot initiative because it was a first-of-its-kind training in the green logistics space, that this was essentially an attempt to set up participants for a broader career path in the entire Blue Highways logistics industry, and that what would happen after the first quarter remained to be determined. She further noted that DutchX viewed this as an investment in its future and playing a role in training folks for the broader industry, and that DutchX planned to seek funding from other philanthropic sources to continue the program following this initial initiative. In answer to a question from Ms. Sharp, Mr. Anderson stated that the average wage for those who are hired at the end of the DutchX Program training was expected to average between \$18- \$22 per hour. Ms. Williams then additionally noted that something NYCEDC particularly liked about the DutchX program was that these employees were being hired for full-time W-2 employment with a starting wage that was on par with the overall industry, and that this also included full benefits in all the aspects of employment, which was rare in this field. In answer to another question from Ms. Velez, Mr. Anderson stated that DutchX was a New York City-based company.

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

3. Other Contracts and Matters

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

(a) Parking Lot Operator at Brooklyn Army Terminal ("BAT")

A proposal for NYCEDC to enter into an operator agreement, and any needed amendments thereto, with ProPark America New York, LLC (the "Operator") to provide for the Operator to assist in designing, constructing and installing, and operating and maintaining, parking lots and vehicular circulation systems at BAT, on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Mr. McSpirtt, Oscar Olvera, an Associate of NYCEDC, stated that there were 5 respondents to the request for proposals for the project.

(b) Workforce Development Programs

A proposal for (i) NYCEDC to enter into an agreement with Workforce Development Corporation ("WDC") to provide for the development, administration and implementation of workforce training programs and other workforce development initiatives citywide for the period July 1, 2025 through June 30, 2026, many of which project services have already been performed, and (ii) any needed Funding Source Agreements related to this project work, on substantially the terms set forth in Exhibit E hereto.

(c) Services and Funding Agreements with Brooklyn Marine Terminal Development Corporation: Revised Terms

A proposal for (i) the ratification of NYCEDC entering into, on revised terms, (1) a services agreement (the "BMTDC Services Agreement") with Brooklyn Marine Terminal Development Corporation ("BMTDC") pursuant to which NYCEDC was retained for the purpose of providing certain operational, consulting and administrative services (the "Services") to BMTDC, and (2) a funding agreement (the "BMTDC Funding Agreement") pursuant to which NYCEDC shall provide BMTDC with financial assistance, and (ii) the authorization and ratification of NYCEDC taking any actions and making payments and entering into any related agreements necessary for and related to the expenditures, on substantially the terms set forth in Exhibit F hereto.

In answer to questions from Ms. Anadu, Jeanny Pak, an Executive Vice President, Chief Financial Officer and Interim President of NYCEDC, stated that this was funding to cover some of the costs for going through the General Project Plan process, but that nothing about the contracts' underlying scope had changed. At this time, Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, explained that NYCEDC was still performing the same services, that the previous authorization was to cover project services as well as staffing, but that the current proposal was to cut back funding to only for the staffing.

(d) Funding Agreement

(i) A proposed funding agreement with The Mott Haven-Port Morris Community Land Stewards, Inc., or an affiliate, to fund a portion of the cost for the rehabilitation and expansion of the facility at 349 East 140th Street, the Bronx (the "Project Site"), including the comprehensive renovation and rehabilitation of the current approximately 23,577 square foot vacant building at the Project Site and construction of an approximately 2,300 square foot expansion, to create a community facility focused on health, education and the arts, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit G hereto.

(e) Modifications to Previous Authorizations – East Midtown Greenway

(i) Proposed modifications with regard to the utilization of NYCEDC's contract with Skanska USA Building Inc. (the "Skanska CM Contract") for CM and related services for the East Midtown Greenway – East 53rd Street to East 62nd Street – a new waterfront esplanade to be located along the western shore of the East River in Manhattan, as well as certain improvements to existing nearby parklands and the Andrew Haswell Green Park ("AHG Park") Phase 2B – a new public park located between East 60th Street and East 62nd Street – and the rehabilitation of piles as part of the AHG Park Phase 3 project, to provide additional funds for additional CM and related services primarily related to the completion of the AHG Park Phase 3 piles rehabilitation, and (ii) any necessary agreements (including Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit H hereto.

(f) Modifications to Previous Authorizations – NYC Ferry Homeport 2

(i) Proposed modifications with regard to NYCEDC's contract with M.G. McLaren Engineering and Land Surveying, P.C. for marine, upland and warehouse design and engineering and related services for construction of a second homeport for NYC Ferry, located in Atlantic Basin, Red Hook, Brooklyn, to provide additional funds to be used primarily for project upland and warehouse design services, 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.

(g) Modifications to Previous Authorizations – BATWorks

(i) Proposed modifications with respect to NYCEDC's agreement with Perkins & Will Architects, P.C. ("Perkins & Will") for the design of an approximately 200,000 square foot hub ("BATWorks") in BAT Building A that will anchor a growing ecosystem along New York Harbor for new climate technologists, entrepreneurs and talent working to develop, pilot, and deploy new solutions to combat the effects of climate change, to provide for (1) an increase in the amount of the contract with Perkins & Will for the project, and (2) amendment of the scope of project services to provide for construction administration services upon completion of the project design documentation phase,

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.

(h) Modifications to Previous Authorizations – Rehabilitation of Bulkhead at Lipsett Avenue Street End

(i) Proposed modifications with respect to work undertaken under NYCEDC's 2017 facilities management/construction management contract (an "FM/CM Contract") with Hunter Roberts Construction Group, L.L.C. ("Hunter Roberts") (the "2017 Hunter Roberts FM/CM Contract") for the provision of CM services and construction and other related work related to the rehabilitation of the bulkhead at the street end of Lipsett Avenue and the portion of the street at the street end, which need rehabilitation due to serious undermining, loss of fill, and collapse of the street end, to provide for an extension of the 2017 Hunter Roberts FM/CM Contract by approximately one year to approximately June 30, 2027, 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.

(i) Modifications to Previous Authorizations – Brooklyn Marine Terminal Project Planning, Environmental Review and Community Engagement

(i) Proposed modifications with respect to a consultant contract with each of (1) Buro Happold Consulting Engineers, P.C. (the "Planning Consultant") for planning consultant services, (2) AKRF, Inc. (the "Environmental Review Consultant") for environmental review consultant services, and (3) Claire Weisz Architects LLP (the "Community Engagement Consultant") for community engagement consultant services, for the Brooklyn Marine Terminal project (collectively, the "Project Planning Contracts"), to provide for additional funds for the Project Planning Contracts, which additional funds will be used primarily for additional Planning Consultant services (as modified), and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project work, on substantially the terms set forth in Exhibit H hereto.

(j) Modifications to Previous Authorizations – Stuyvesant Cove Public Access Area, Solar One: Maintenance Funding Agreement

(i) Proposed modifications with regard to NYCEDC's funding arrangement with CEC Stuyvesant Cove, Inc. d/b/a Solar One ("Solar One") under which Solar One is responsible for the operation and maintenance of the Stuyvesant Cove Public Access Area (the "Public Access Area"), a publicly accessible passive recreation area between the East River waterfront and the FDR Drive Service Road East between East 18th Street and East 23rd Street in Manhattan, and for which NYCEDC provides certain funds, to (1) amend the existing funding agreement to provide funding for, or to enter into a new funding agreement to provide funding for, approximately an additional 5 years, (2) provide that the amount payable in the first year of the extension will increase by up to 3% over the previous year's authorized funding and will increase by 3% annually, on a compounded basis, and (3) provide that funding for the extension period will be from proceeds from operating agreements for parking, gas and marina services

regarding the New York Skyport site which is adjacent to the Public Access Area, 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.

In answer to a question from Mr. McSpirtt, Scott Shostak, a Senior Counsel of NYCEDC, explained that it was always expected that NYCEDC would have a continuing role at the Public Access Area site after completion of the project construction.

Question Regarding East Midtown Greenway

In answer to a question from Ms. Velez regarding the item set forth in Section 3(e), Sakiru Okeowo, a Vice President of NYCEDC, explained that as part of the East Midtown Greenway project NYCEDC identified the need to repair the piles under the platform, that the Mayor's Office of Management and Budget ("OMB") had only given NYCEDC partial funding in 2021 and 2022, and that OMB provided the additional funding at the end of 2025 for the completion of the pile repairs.

Approval of Section 3 Contracts and Matters


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

4. Approvals

With respect to the items set forth in Sections 2(a) – (b) and 3(a) – (j) above, it was understood that authorization, ratification 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 9:44 a.m.



Assistant Secretary

Dated: March 17, 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
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

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS-THE BRONX MUSEUM OF THE ARTS
Executive Committee Meeting
February 3, 2026

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

Contractors	Consigli Construction Co., Inc. (“Consigli”) Marvel Architects, Landscape Architects, Urban Designers, PLLC (“Marvel”)	
Project Site Address(es)	1040 Grand Concourse, The Bronx	
Last Exec. Comm. Approval	11/07/2024	
Amount and Type of Funds	Project Work	Proposed Modification
<p>Up to \$37,858,000 of City Capital Budget funds and \$300,000 of funds made available by the Dormitory Authority of the State of New York was previously authorized.</p> <p>Approximately \$3,420,000 in City Capital Budget Funds has been allocated to the design contract with Marvel and approximately \$34,438,000 in City Capital Budget Funds and \$300,000 in the State grants has been allocated to the CM Contract with Consigli (an increase of \$210,000 from the amount indicated as the approximate amount of the Consigli contract at the 11/07/2024 Executive Committee meeting). The remaining funds will be used primarily to fund special inspection services.</p>	<p>The Bronx Museum of the Arts project includes demolition of portions of the building and construction work related to building a new atrium and other portions of the building. The work includes a new and prominent entry, lobby and café, upgrades to building envelope and performance, and improved circulation, office, bathroom, and gallery spaces.</p> <p>Consigli is providing CM services and procuring subcontractors in a manner permitted under its contract. Subcontractors may, in turn, subcontract certain work.</p>	<p>NYCEDC proposes to increase the authorization for the project by up to \$6,769,000, bringing the total authorization for the project to up to \$44,927,000. Up to \$6,769,000 of City Capital Budget funds will be made available by the City’s Department of Cultural Affairs.</p> <p>Approximately \$6,019,000 of the \$6,769,000 of City Capital Budget funds will be used for Consigli’s contract, bringing the total amount for that contract to approximately \$40,757,000 (taking into account an adjustment in the allocation of the previously authorized funds, as discussed above.)</p> <p>Approximately \$750,000 of the \$6,769,000 of City Capital Budget funds will be used for Marvel’s contract, bringing the total amount for that contract to approximately \$4,170,000.</p>

Relevant Staff: Nicholas Wilson, Senior Project Manager, Capital Program
Andrew Abend, Assistant Vice President, Capital Program
Marc Sharifi, Vice President, Capital Program
Zack Aders, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Project Code: 9315

EXHIBIT B

BWI DECKHAND TRAINING PROGRAM
Executive Committee Meeting
February 3, 2026

Project Description: As part of its ongoing redevelopment of the Brooklyn Marine Terminal, NYCEDC shall award grant funding to Leap, Inc. d/b/a Brooklyn Workforce Innovations (“BWI”) to launch a new Marine Deckhand Training Program to advance workforce development opportunities that are anticipated to primarily benefit the surrounding Red Hook community (the “Program”). The Program will include: (i) technical training on vessel operations, (ii) industry certifications, (iii) softs skills training and (iv) career development support and will be administered over an approximately four-week, hands-on course for up to three cohorts of up to 15 individual participants in each cohort.

Borough: Brooklyn

Type of Contract: Grant agreement

Amount to be Approved: Up to \$172,000

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: BWI was a respondent that submitted a proposal to a publicly advertised Request for Expressions of Interest for programs that will advance NYCEDC impact priorities.

Agreement to be Approved: A grant agreement with BWI, pursuant to which NYCEDC will distribute a grant of up to \$172,000 to support the launch of the Program (the “Grant Agreement”)

Scope of Work: Funds provided under the Grant Agreement are anticipated to be used by BWI to provide primarily the following services:

- Launch up to 3 cohorts of the Program
- Make good faith efforts to identify and recruit Red Hook residents and NYCHA residents for Program participation
- Place participants who successfully graduate from the Program into full-time employment with maritime industry partners.

Proposed Resolution: To authorize the President or any empowered officer to enter into the Grant Agreement with BWI, substantially as described herein

Relevant Staff: Mary Beth Williams, Vice President, Economic Mobility
Preston Anderson, Assistant Vice President, Economic Mobility
James Higgins, Senior Counsel, Legal

Project Code: 11611

EXHIBIT C

DUTCHX LOGISTICS TRAINING ACADEMY
Executive Committee Meeting
February 3, 2026

Project Description: Dutch Express Logistics, LLC (“DutchX”) and its subsidiaries provide green delivery services that will include services to and from Red Hook in the near future. As part of its ongoing redevelopment of the Brooklyn Marine Terminal area, NYCEDC shall award grant funding to DutchX to launch a new Logistics Training Academy to advance workforce development opportunities that are anticipated to primarily benefit the Red Hook community (the “Program”). The Program will include: (i) green logistics foundations training, (ii) technical, safety, and operations training, (iii) specialized role track training and (iv) field experience and certification and will be administered over approximately 3 months targeting up to 120 participants, with successful graduates of the Program anticipated to be hired into employment by DutchX and/or its subsidiaries.

Borough: Brooklyn

Type of Contract: Grant agreement

Amount to be Approved: Up to \$261,000

Type of Funds: NYCEDC programmatic budget funds

Procurement Method: DutchX was a respondent that submitted a proposal to a publicly advertised Request for Expressions of Interest for programs that will advance NYCEDC impact priorities.

Agreement to be Approved: A grant agreement with DutchX, pursuant to which NYCEDC will distribute a grant of up to \$261,000 to support the launch of the Program (the “Grant Agreement”).

Scope of Work: Funds provided under the Grant Agreement are anticipated to be used by DutchX to provide primarily the following services:

- Launch the Program and train up to 120 participants over approximately 3 months
- Make good faith efforts to identify and recruit Red Hook residents and NYCHA residents for Program participation

It is anticipated that participants who successfully graduate from the Program will be hired by DutchX and/or its subsidiaries.

Proposed Resolution: To authorize the President or any empowered officer to enter into the Grant Agreement with DutchX, substantially as described herein

Relevant Staff: Mary Beth Williams, Vice President, Economic Mobility
Preston Anderson, Assistant Vice President, Economic Mobility
James Higgins, Senior Counsel, Legal

Project Code: 11612

EXHIBIT D

PARKING LOT OPERATOR AT BAT
Executive Committee Meeting
February 3, 2026

Project Description: Retaining a parking lot operator to assist in designing, constructing and installing, and operating and maintaining, parking lots and circulation systems at BAT.

Borough: Brooklyn

Type of Contract: Operator agreement

Amount to be Approved: (a) Up to \$1,700,000 for (i) the Project’s design, construction and installation and (ii) the Operator’s Fee, described below, plus (b) any related operating and maintenance expenses. Such amount is based, in part, on an estimate of the construction budget and projected cash flow provided by the proposed operator.

Type of Funds: NYCEDC programmatic budget funds and the revenue the operator collects from users of the BAT parking lot

Procurement Method: Publicly advertised RFP

M/WBE Goal: 35% of total contract award

Agreement to be Approved: An operator agreement with ProPark America New York, LLC (the “Operator”) for Project services (the “Operator Agreement”). The Operator has outstanding experience in implementing paid parking systems and operating parking systems across the City and a strong commitment to pursue NYCEDC’s M/WBE goals, and submitted a high quality proposal.

Scope of Work: Under NYCEDC’s direction, the Operator shall design and construct improvements to,, install, operate, manage and maintain, parking lots and vehicular circulation systems at BAT. The Operator will install capital improvements needed for parking and vehicular circulation systems, that are acceptable to NYCEDC. The Operator will retain subcontractors for certain of this work, which subcontractors must be acceptable to NYCEDC. The Operator will provide ongoing maintenance and on-site parking lot attendants. The Operator’s management fee (the

“Operator’s Fee”) will be the greater of \$3,500 per month or 4% of net operating income. This percentage fee may be altered should the President or another authorized signatory of NYCEDC determine that parking rates must be reduced. From the revenues received from the operation of the parking lots, the Operator will also be able to retain an amount based on its expenses. Parking for tenants at BAT will continue to be offered without a fee under certain leases, as is the practice today. There will also be a grace period with free parking for site visitors.

The agreement period will be approximately three years, with NYCEDC retaining decision making for setting rates and other site operations, including final decision on subcontractors.

Proposed Resolution:

To authorize the President and any empowered officer to enter into the Operator Agreement and any needed amendments hereto, substantially as described herein.

Relevant Staff:

Dave Aneiro, Senior Vice President, Asset Management, Property Operations
Hazel Balaban, Vice President, Asset Management Portfolio Management
Oscar Olvera, Associate, Asset Management, Portfolio Management
Scott Shostak, Senior Counsel, Legal

Project Code:

11526

EXHIBIT E

WORKFORCE DEVELOPMENT PROGRAMS
Executive Committee Meeting
February 3, 2026

Project Description: The development, administration and implementation of workforce training programs and other workforce development initiatives (the “Workforce Initiatives”)

Borough: Citywide

Type of Contracts: An agreement for Project services and any needed Funding Source Agreements

Amount to be Approved: Up to \$16,000,000

Type of Funds: City Tax Levy funds and/or Federal funds

Procurement Method: Sole source

Last Exec. Comm. Approval: March 18, 2025

Agreements to be Approved:

- An agreement with Workforce Development Corporation for Project services (the “WDC Agreement”)
- Any needed Funding Source Agreements

Scope of Work: Undertake Workforce Initiatives activities citywide for the period July 1, 2025 through June 30, 2026, many of which Project services have already been performed. WDC has performed similar services for NYCEDC for several years. WDC’s ability to continue providing these Project services will ensure that New Yorkers continue to receive much-needed assistance in obtaining job skills necessary to find employment in the current economic climate.

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

Relevant Staff: Maryann Catalano, Chief Contracting Officer, Contracts
Lyndell Wright, Vice President, Contracts
Anthony Brown, Counsel, Legal

Project Code: 10797

EXHIBIT F

**SERVICES AND FUNDING AGREEMENTS WITH
BROOKLYN MARINE TERMINAL DEVELOPMENT CORPORATION: REVISED
TERMS**

**Executive Committee Meeting
February 3, 2026**

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.

After 50 years of dysfunction and disinvestment under the City-State of New York-Port Authority Tri- Party Agreement, the BMT Lease consolidated control of BMT with the City and NYCEDC enabling 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 having entered into the BMTDC Services Agreement and BMTDC Funding Agreement (both of which agreements are hereinafter defined). The BMTDC Services Agreement and BMTDC Funding Agreement were previously approved by the Executive Committee. Subsequent to the approval, the agreement terms were revised and the agreements with the revised terms were approved by BMTDC’s Board of Directors and the agreements with the revised terms were entered into. It is proposed that the Executive Committee ratify NYCEDC entering into the agreements on the revised terms which are set forth in this item.

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. The number of designated personnel may be adjusted by NYCEDC as needed to perform the Services.

The initial term of the BMTDC Services Agreement commenced 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 (for the period from the commencement of the BMTDC Services Agreement until June 30, 2026) and (2) \$517,993 for personnel costs (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 shall increase from the previous year's annual fee by 3.5%.

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 \$1,182,491 to be funded only to the extent that City Tax Levy funds for such funding are made available by the City (the "Funding"). The amount of the Funding will cover the amount of the payment to NYCEDC under the BMTDC Services Agreement for providing personnel for the Services through Fiscal Year 2027, after which, if needed, NYCEDC may seek additional amounts from the City 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 payments to NYCEDC for personnel 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 Ratified:

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

Proposed Resolution:

To ratify NYCEDC entering into the BMTDC Services Agreement and BMTDC Funding Agreement substantially as described herein and to authorize and ratify NYCEDC taking any actions and making payments and entering 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 G

FUNDING AGREEMENT
Executive Committee Meeting
February 3, 2026

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

Contractor Name and Description, and Agreement/Amendment (the agreement may be with the named contractor or an affiliate of the named contractor)	Project Site Address, Borough	Source or Type of New NYCEDC Funds	Amount Under New Agreement/ Amendment	Application of Funds and M/WBE Goal
The Mott Haven-Port Morris Community Land Stewards, Inc. ("MHPM"), a New York not-for-profit corporation – Funding Agreement	349 East 140 th Street, the Bronx	City Capital Budget funds made available by the City Council, the Bronx Borough President and the Mayor	Up to \$15,250,000	To fund a portion of the cost for the rehabilitation and expansion of the facility at the Project Site, including the comprehensive renovation and rehabilitation of the current approximately 23,577 square feet vacant building at the site and construction of an approximately 2,300 square foot expansion, to create a community facility focused on health, education, and the arts. The project has a 30% M/W/BE goal. NYCEDC released an RFP together with NYC Health and Hospitals Corporation ("H+H") for the long-term sublease from H+H, and redevelopment, of the Project Site which formerly contained the Lincoln Recovery Center. The RFP included a provision for a funding agreement, and MHPM was the only RFP respondent.

NYCEDC Project Code: (1) 10066

Relevant Staff: (1) Josh Altshuler, Vice President

Description of Contractor

The Mott Haven-Port Morris Community Land Stewards, Inc. (“MHPM”) is a not-for-profit corporation that seeks to ensure that community members retain a stake in their neighborhood and promote pathways to meaningful self-determination for the Mott Haven-Port Morris community. To that end, MHPM works to create and steward physical space for cultural, social, artistic, educational, and recreational opportunities that improve the quality of life in the area.

EXHIBIT H

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS
Executive Committee Meeting
February 3, 2026

Proposed Resolution: To modify previous authorizations of the Executive Committee substantially as described herein and to authorize the President and any empowered officer to enter into any necessary agreements (including any needed Funding Source Agreements) related thereto.

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

Item 1

Contractor	Skanska	
Project Site Address(es)	The waterfront along the western shore of the East River in Manhattan, from East 53 rd to 62 nd Street, as well as existing nearby parklands and a nearby park	
Last Exec. Comm. Approval	December 20, 2022	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$200,000,000 of City Capital Budget funds plus unutilized previously authorized funds for a design and engineering contract for this project with Stantec Consulting Services Inc. (the “unused Stantec funds”)	Construction management and related services under a Skanska CM contract for East Midtown Greenway – East 53rd Street to East 62nd Street- a new waterfront esplanade to be located along the western shore of the East River in Manhattan, as well as certain improvements to existing nearby parklands and the Andrew Haswell Green Park Phase 2B – a new public park located between East 60th and East 62nd Streets and the rehabilitation of piles as part of the Andrew Haswell Green Park Phase 3 project. The Project is a sub-project of the larger East Midtown Waterfront Project between East 38th and East 62nd Streets that will serve the East Midtown neighborhood.	To amend the Skanska contract to provide up to an additional \$17,000,000 in City Capital Budget funds for additional construction management and related services primarily related to the completion of the Andrew Haswell Green Park Phase 3 piles rehabilitation, bringing the total authorized amount for the Skanska contract to up to \$217,000,000. (Unused Stantec funds will not be used for this contract.)

Relevant Staff: Alyssa Fernandes, Project Director, Capital Program
Sakiru Okeowo, Vice President, Capital Program
Jennifer Cass, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Project Code: 3361

Item 2

Contractor	M.G. McLaren Engineering and Land Surveying, P.C.	
Project Site Address(es)	Atlantic Basin, Red Hook, Brooklyn	
Last Exec. Comm. Approval	3/14/2023	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$5,000,000 in City Capital Budget funds and/or other funds available.	Marine, upland and warehouse design and engineering and related services for construction of a second homeport for NYC Ferry, located in Atlantic Basin, Red Hook, Brooklyn.	To provide up to an additional \$1,500,000 in City Capital Budget funds, bringing the total authorized amount of the McLaren contract to up to \$6,500,000, such additional funds to be used primarily for upland and warehouse design services.

Relevant Staff: Alyssa Fernandes, Project Director, Capital Program
James Bennett, Vice President, Capital Program
Jennifer Cass, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Project Code: 7626

Item 3

Contractor	Perkins & Will Architects, P.C. ("Perkins & Will")	
Project Site Address(es)	BAT Building A	
Last Exec. Comm. Approval	April 30, 2025	
Current Amount and Type of Funds	Project Work	Proposed Modification
\$6,400,000 in NYCEDC programmatic budget funds anticipated to be reimbursed by City Capital Budget funds	<p>Design an approximately 200,000 square foot hub in BAT Building A that will anchor a growing ecosystem along New York Harbor for new climate technologists, entrepreneurs, and talent working to develop, pilot, and deploy new solutions to combat the effects of climate change.</p> <p>The hub, known as BATWorks, is expected to provide services for business development, incubation, and research commercialization, serving 150 startups over 10 years and offering workforce development opportunities for the local community.</p>	<p>NYCEDC proposes to increase the contract amount by up to \$2,800,000 of NYCEDC programmatic budget funds anticipated to be reimbursed by City Capital Budget funds (to a total authorized contract amount of up to \$9,200,000) and to amend the scope of services to provide for construction administration services upon completion of the design documentation phase.</p> <p>Perkins & Will will provide assistance in the review and analysis of bids and in ensuring that construction work conforms to the construction documents. This scope of work was not accounted for in the original base fee as the fee is determined by the duration of the construction phase. Now that design documentation is approaching completion, the architecture and engineering consultants have provided a projection of the length of these additional services.</p>

Relevant Staff:

Chris Reynolds, Vice President, Asset Management- Development
 Maria Figueira, Project Director, Asset Management- Design & Construction
 Nse Esema, Senior Vice President, Green Economy
 Ali Kokot, Assistant Vice President, Green Economy
 Jamie Horton, Director Special Projects, President's Office
 Izzy Cohn, Senior Counsel

Project Code:

11262

Item 4

Contractor	Hunter Roberts	
Project Site Address(es)	Lipsett Avenue street end, Staten Island	
Last Exec. Comm. Approval	February 4, 2025	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$4,224,961 of City Capital Budget funds	Rehabilitation of the bulkhead at the street end of Lipsett Avenue and the portion of the street at the street end, which need rehabilitation due to serious undermining, loss of fill, and collapse of the street end. Scope includes primary filling and stabilizing all voids and undermining within the shoreline with earthen material and placing large rip rap revetment stones atop the slope and related CM services. Hunter Roberts is acting as a CM and procuring subcontractors for the project work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. Subcontractors retained by Hunter Roberts may, in turn, subcontract certain work.	Proposing to extend Hunter Robert's 2017 FM/CM Contract by approximately one year to approximately June 30, 2027..

Relevant Staff: Elijah Seraballs, Senior Project Manager, Asset Management
 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: 7864

ITEM 5

Contractor	Buro Happold Consulting Engineers, P.C. (“Planning Consultant”). AKRF, Inc. (“Environmental Review Consultant”). Claire Weisz Architects LLP (“Community Engagement Consultant”)	
Project Site Address(es)	Brooklyn Marine Terminal (“BMT”), Brooklyn	
Last Board Approval	May 23, 2024	
Current Amount and Type of Funds	Project Work	Proposed Modification
<p>Up to \$10,000,000 in the aggregate for the Planning Consultant, Environmental Review Consultant and Community Engagement Consultant contracts (the “Project Planning Contracts”), comprised of NYCEDC programmatic budget funds and/ or City Tax Levy funds</p>	<p>Service are substantially as follows:</p> <p>Planning Consultant services:</p> <ul style="list-style-type: none"> • Conduct technical surveys and work on existing conditions • Identify port and maritime uses that are aligned with forward-looking industry trends with key industry stakeholders • Conduct a climate resilience assessment • Develop site plan designs with corresponding cost estimates and implementation strategies • Create site specific design guideline • Support the Community Engagement Consultant • Other matters to help create a master plan • Other additional related services as requested by NYCEDC <p>Environmental Review Consultant services:</p> <ul style="list-style-type: none"> • Preparation of EIS materials pursuant to the appropriate City and State regulations • Preparation of the appropriate land use approvals documents • Coordination of agencies associated with the above tasks • Other additional related services as requested by NYCEDC <p>Community Engagement Consultant services:</p> <ul style="list-style-type: none"> • Develop a comprehensive stakeholder engagement plan and strategy • Identify community based organizations within the surrounding community that could help broaden outreach efforts 	<p>To provide for up to an additional \$8,000,000 of NYCEDC programmatic budget funds for the Project Planning Contracts, increasing the total aggregate amount for the contracts to up to \$18,000,000. The additional funds will be used primarily for the additional Planning Consultant services indicated below.</p> <p>The Planning Consultant’s scope of work will be modified to include substantially the below services:</p> <ul style="list-style-type: none"> • Additional public engagement events and outreach (as requested by stakeholders) related to the preparation and adoption of the Vision Plan for BMT (which services have already been performed) • BMT Phase 2 planning and engagement related primarily to preparation and adoption of the General Project Plan (the “GPP”) for the BMT, including certain planning services related to the related EIS, including: <ul style="list-style-type: none"> ○ Inputs for City DEP Amended Drainage Plan for the BMT area and surrounding neighborhood <ul style="list-style-type: none"> ▪ Grading plan ▪ Coastal resiliency planning ▪ Stormwater resilience planning ▪ Drainage network preliminary concept design ▪ Cost estimation ▪ Agency and utility coordination ○ Inputs for BMT EIS and GPP design guidelines

Item 6

Contractor	CEC Stuyvesant Cove, Inc. d/b/a Solar One (“Solar One”)
Project Site Address(es)	Manhattan – Stuyvesant Cove Public Access Area (formerly referred to as Stuyvesant Cove Park)
Last Exec. Comm. Approval	12/20/2022

Current Amount and Type of Funds	Project Work	Proposed Modification
<p>Under a funding agreement, Solar One is responsible for raising private dollars for the operation and maintenance of Stuyvesant Cove Public Access Area, a publicly accessible passive recreation area between the East River waterfront and the FDR Drive Service Road East between East 18th and 23rd Streets in Manhattan (the “Public Access Area”), and NYCEDC provides annual matching funds for the costs.</p> <p>Under the current funding agreement, in the past three years NYCEDC was authorized to provide up to \$134,883 in the first year, which amount increased annually by 3% on a compounding basis.</p> <p>In calculating the amount of funds that NYCEDC shall match, in kind services provided by Solar One or an affiliated entity are given a value.</p>	<p>Providing funding for the operation and maintenance of the Public Access Area through a funding agreement between NYCEDC and Solar One, which arrangement has been in place for several years.</p> <p>The City signed a lease with Solar One for space for an environmental center for the Stuyvesant Cove Public Access Area project. Solar One is obligated to provide routine maintenance for the Public Access Area in accordance with that lease.</p> <p>Routine maintenance of the Public Access Area to be performed, includes cleaning, trash removal, snow removal, site furniture repairs and replacements, and rodent control, along with planting responsibilities for watering, weeding, and replacing damaged plant material.</p>	<p>It is proposed to amend the existing funding agreement to provide funding for approximately an additional five years, or to enter into a new funding agreement to provide funding for approximately an additional five years, which proposed extension of funding arose out of negotiations in connection with the SPARC campus project. The amount payable in the first year of the extension will increase by up to 3% over the previous year’s authorized funding and will increase by 3% annually, on a compounded basis. The total funding during the extension period will total up to approximately \$782,528 over five years (February 1, 2026-2031).</p> <p>Funding for the extension period will be from proceeds from operating agreements for parking, gas and marina services regarding the New York Skyport site which is adjacent to the Public Access Area.</p>

Relevant Staff: Philip Weissman, Director of Aviation, Ports, Waterfront and Transportation – Asset Management
 Mary Clarke, Assistant Vice President, Ports, Waterfront and Transportation - Asset Management
 Samuel Lee, Urban Fellow, Ports, Waterfront and Transportation – Asset Management
 Scott Shostak, Senior Counsel, Legal

Project Code: 10341
 LDCMT-26-15081