



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
April 28, 2026

A regular meeting of the Executive Committee (the "Committee") of the Board of Directors (the "Board") of New York City Economic Development Corporation ("NYCEDC") was held, pursuant to notice by an Assistant Secretary, on Tuesday, April 28, 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
William Floyd
James McSpirtt
Patrick J. O'Sullivan, Jr.
Edie Sharp (as alternate for Julie Su)
Betty Woo

Jeanny Pak, Interim President, an Executive Vice President and Chief Financial Officer of NYCEDC, Mitch Draizin, a Director of NYCEDC, 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 9:28 a.m. Mark Silversmith, a Special Counsel and Assistant Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the March 17, 2026 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the March 17, 2026 regular meeting of the Executive Committee, as submitted. A motion to approve such minutes, as submitted, was made, seconded and unanimously adopted.

Ms. Anadu left the meeting at this time, at which point Ms. Pak began to chair the meeting.

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) BCTCF Community Fund Administrator

At this time, Preston Anderson, an Assistant Vice President of NYCEDC, presented a proposal for NYCEDC (i) to enter into a program services contract with Fund for Public Housing, Inc. d/b/a Public Housing Community Fund ("PHCF") for an initial term of two years, with an option to renew for additional one-year terms, at NYCEDC's discretion, to provide for PHCF to administer the Brooklyn Cruise Terminal Community Fund ("BCTCF") and conduct services related to the same, and (ii) to enter into any agreements necessary to exercise and implement renewal options for this contract with PHCF, all on substantially the terms set forth in Exhibit A hereto. The BCTCF, initiated through local advocacy in the Red Hook community and financed through a \$1 per passenger fee collected from all cruise lines which call at the Brooklyn Cruise Terminal in Red Hook, Brooklyn, aims to support projects identified by community members such as public realm improvements, environmental stewardship programs, workforce development initiatives, or other economic development priorities in the Red Hook neighborhood determined through a process of participatory engagement of the community.

In answer to a question from Mr. Floyd, Mr. Anderson stated that there was no limit on the possible number of one-year renewal options. In answer to a question from Mr. McSpiritt, Mr. Anderson stated that this was the first time that NYCEDC was making use of the participatory budgeting system for a community fund. In answer to a second question from Mr. McSpiritt, Wendy Star, a Senior Vice President of NYCEDC, explained that NYCEDC's decision to utilize this participatory budgeting system for the fund had to do with the genesis of the fund and how it came to NYCEDC, that NYCEDC wanted to be respectful to the spirit of such award, and that NYCEDC also wanted to make sure that it reached out to the community in a responsible way. She added that NYCEDC would receive the reporting, as well. In answer to a question from Ms. Sharp, Mr. Anderson explained that PHCF identified some community based organizations preliminarily that PHCF will be working with, which were largely non-profits and local community groups, as well as the New York City Housing Authority tenants association, but that PHCF would develop the process for reaching out as the contracting process progressed. He added that the administrator would be responsible for doing the engagement.

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) SPPF Community Fund Administrator

Mr. Anderson then presented a proposal for NYCEDC (i) to enter into a program services contract with Brooklyn Community Foundation d/b/a Brooklyn Org ("Brooklyn Org") for an initial term of two years, with an option to renew for additional one-year

terms, at NYCEDC's discretion, to provide for Brooklyn Org to administer the Sunset Park Special Purpose Project Fund ("SPPF") and conduct services related to the same, and (ii) to enter into any agreements necessary to exercise and implement renewal options for this contract with Brooklyn Org, all on substantially the terms set forth in Exhibit B hereto. The SPPF, originating from a 2015 Points of Agreement with then-Councilmember Menchaca, is financed through a set aside of certain rents derived from the South Brooklyn Marine Terminal in Sunset Park, Brooklyn, and aims to support projects identified by community members such as public realm improvements, environmental stewardship programs, workforce development initiatives, or other economic development priorities in the Sunset Park neighborhood determined through a process of participatory engagement of the community.

In answer to a question from Ms. Sharp, Mr. Anderson explained that NYCEDC connected with a lot of the stakeholders involved in the Sunset Park Task Force ("SPTF") as well as current and former NYCEDC staff members and utilized a lot of the information in the formation of the SPPF. He further explained that the processes for developing the SPPF and the BCTCF were largely done concurrently by building off of the information gained from each fund. Ms. Star then added that NYCEDC also went to the SPTF meetings and presented on where NYCEDC stood with regard to the fund, and that NYCEDC gathered input and specifically worked it into the mechanism and design of the fund. In answer to another question from Mr. McSpiritt, Mr. Anderson stated that NYCEDC would definitely encourage inclusion of minority and women-owned business enterprises through the solicitation process for the selection of awards.

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution section of Exhibit B hereto. Such motion was seconded and approved. Ms. Woo abstained from voting on this item.

3. Other Contracts and Matters

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

(a) FIFA 2026 World Cup Tournament and Related Matters

A proposal for NYCEDC to enter into (i) an amendment to the consultant contract with the New York New Jersey 2026 World Cup Host Committee A NJ Nonprofit Corporation (the "Host Committee"), and any necessary amendments thereto, to provide for services related to assisting The City of New York (the "City") with preparing for, hosting, planning and providing logistical and other support for the FIFA 2026 World Cup Tournament (the "Tournament") and related events in the New York/New Jersey region (the "NY/NJ Regional Area") and for other project related activities and expenditures, (ii) a consultant contract and any necessary amendments thereto with T-Kartor USA Corporation for services related to wayfinding design creation to improve the City's wayfinding system to assist visitors to the City, (iii) a consultant contract and any necessary amendments thereto with Duggal Visual Solutions, Inc. for services

related to the printing and fabrication of the wayfinding signage based on the new design files, and (iv) any needed agreement(s) necessary to obtain funds ("Funding Source Agreements"), all to ensure the successful execution of the Tournament and Tournament-related events in the NY/NJ Regional Area, all on substantially the terms set forth in Exhibit C hereto.

In answer to a question from Mr. McSpirtt, Ms. Pak stated that the project costs were anticipated to be covered by City Tax Levy funds.

(b) Citywide Dredging Construction Management Services

A proposal for (i) a construction management ("CM") contract (a "CM Contract"), and possibly amendments thereto, with Hunter Roberts Construction Group, L.L.C. (the "Hunter Roberts CM Contract") for scheduled, on-call and emergency dredge work at various properties located throughout the City, including waterfront and railyard properties, that are either owned, managed and/or leased by the City or by NYCEDC, and (ii) any needed Funding Source Agreements for any assignments under the Hunter Roberts CM Contract, on substantially the terms set forth in Exhibit D hereto.

(c) On-Call Maritime Engineering Services

A proposal for (i) a consultant contract, and any needed amendments thereto, with each of Jacobs Civil Consultants Inc., COWI Consulting Inc, Pennmax Consulting Engineers, P.C., M & N Engineering, D.P.C., Marine Infrastructure Engineering Solutions D.P.C., M.G. McLaren Engineering and Land Surveying, P.C., and Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. for on-call maritime engineering consultant services, at or with regard to various waterfront properties located throughout the City, generally either owned, managed and/or leased by the City or by NYCEDC, and (ii) any needed Funding Source Agreements related to this project work, on substantially the terms set forth in Exhibit E hereto.

(d) WFMMS Database Management Services

A proposed consultant contract with Stellar Services, Inc. ("Stellar") to provide for Stellar to conduct database management and related software and technology services for NYCEDC's waterfront maintenance management system website, on substantially the terms set forth in Exhibit F hereto.

(e) Modifications to Previous Authorizations – BATWorks (f/k/a Climate Innovation Hub) Program Operator

(i) Proposed modifications with respect to NYCEDC's agreement with Los Angeles CleanTech Incubator ("LACI") for LACI to manage programmatic operations at BATWorks, the climate innovation hub at the Brooklyn Army Terminal ("BAT"), which, among other activities, will offer pioneering climate tech companies the space, infrastructure, and ecosystem they need to prove and scale community benefitting technologies, to provide for the use of City Tax Levy funds for the LACI contract in

addition to the previously authorized types of funding for such contract, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit G hereto.

(f) Modifications to Previous Authorizations – Scale Ready Studio Program

(i) Proposed modifications with respect to NYCEDC's contract with Get Sh!t Done, LLC ("GSD") for consultant services to support *Pivot to Growth: Entrepreneurship* (the "Program"), an innovation industry focused, cohort-based program designed to provide customized business growth frameworks to entrepreneurs operating for at least two years in NYCEDC's core industries (the green economy, life sciences, and technology), to provide that (1) the Program is now called "*Scale Ready Studio*" and (2) the term of the consultant contract entered into with GSD shall be extended by up to two years from its current expiration date, and (ii) any necessary agreements (including Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit G hereto.

(g) Modifications to Previous Authorizations – Fifth Avenue Corridor Improvements

(i) Proposed modifications with respect to the Board of Directors' previous approval of contracts and expenditures for the Fifth Avenue Corridor Public Realm Project (at the time of which approval a construction manager for the approved CM Contract for the project was not identified), all to provide for improvements along the Fifth Avenue corridor in Manhattan, to provide that NYCEDC had used the competitive sealed proposals procurement method to select, and shall enter into, a CM Contract with LiRo Engineers, Inc. to provide CM and related services for the Fifth Avenue Corridor project, on substantially the terms set forth in Exhibit G hereto.

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

(i) Proposed modifications with respect to the previously authorized management agreement (the "Operator Agreement") with Public Records, Inc. or a subsidiary thereof (the "Operator")– which Operator Agreement had not yet been entered into as of the date of this meeting of the Executive Committee – for ground floor space in Building A at MADE Bush Terminal, Brooklyn, to provide for amendment of the authorized terms for payments under the Operator Agreement (including terms related to an operating cash reserve fund being created into which NYCEDC will initially deposit \$400,000), and (ii) any necessary agreements (including any needed Funding Source Agreements) related to any required tasks and responsibilities under the terms of the Operator Agreement, all on substantially the terms set forth in Exhibit G hereto.

(i) Modifications to Previous Authorizations – Security Services

(i) Proposed modifications with respect to NYCEDC's contract with Doyle Security Services, Inc. (the "Doyle Contract"), and possibly amendments thereto, for the provision of 24-hour security services for Brooklyn Marine Terminal Piers 7 – 10 and their associated uplands, to provide additional funds for the Doyle Contract for additional project services, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to these project services, on substantially the terms set forth in Exhibit G hereto.

(j) Modifications to Previous Authorizations – On-Call Design and Engineering Services

(i) Proposed modifications with respect to the previous authorization of a separate contract with each of Arup US, Inc. ("Arup"), Buro Happold Consulting Engineers, P.C. ("Buro Happold"), and Perkins Eastman Architects, D.P.C. ("Perkins Eastman") for the provision of on-call design and engineering services for a wide range of projects at various NYCEDC-operated sites on an as needed basis, to (1) provide for additional funds for additional project services under the contracts with Arup, Buro Happold, and Perkins Eastman, (2) provide that the sources of funds will vary depending on the particular task or project assignment and may include, without limitation, City Capital Budget funds, City Tax Levy funds, New York City Industrial Development Agency funds, New York State and Federal funds, NYCEDC programmatic budget funds, and other sources then available, and (3) provide that the permitted location of services for past and future services is clarified to include services with regard to projects at various NYCEDC-operated sites and at sites of other projects that NYCEDC is involved with, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to project work under the Arup contract, the Buro Happold contract and/or the Perkins Eastman contract, all on substantially the terms set forth in Exhibit G hereto.

(k) Modifications to Previous Authorizations – East Harlem Business Assistance Program

(i) A proposed amendment to the previously authorized contract with Workforce Development Corporation, as amended, for the development, administration and implementation of a neighborhood business assistance program known as the East Harlem Business Assistance Program (the "HBA Program"), which program includes initiatives such as business support and retention, technical assistance, promotions, cleaning and beautification, and/or district marketing in Manhattan Community District 11, to provide for an extension of the HBA Program services for approximately one year, approximately through the end of Fiscal Year 2027, and (ii) any necessary agreements (including any needed Funding Source Agreements) related to this project, on substantially the terms set forth in Exhibit G hereto.

(l) Akerman LLP: Legal Retainer

A proposed legal retainer agreement with Akerman LLP ("Akerman") for the provision of legal services by Akerman to NYCEDC and the City with respect to the rezoning of a portion of the St. George waterfront on Staten Island's North Shore, on substantially the terms set forth in Exhibit H hereto.

(m) Venable LLP: Legal Retainer

A proposed legal retainer agreement with Venable LLP ("Venable") for the provision of legal services by Venable in connection with the Teleport Industrial Park (the "Industrial Park") currently leased by the City pursuant to a master lease (the "Master Lease") to The Port Authority of New York and New Jersey, as tenant (the "Tenant"), with respect to which NYCEDC currently acts as lease administrator, and with regard to which Industrial Park the Tenant seeks to turn over the operation to NYCEDC by assignment of the Master Lease to NYCEDC and NYCEDC seeks to assume the Master Lease from the Tenant through a series of transactions, on substantially the terms set forth in Exhibit I 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 C – I hereto. Such motion was seconded and approved. Mr. O'Sullivan recused himself from voting on the items set forth in Sections 3(l) and 3(m) hereto. Also, Ms. Sharp recused herself from voting on the item set forth in Section 3(e) hereto.

4. Approvals

With respect to the items set forth in Sections 2(a) – (b) and 3(a) – (m) 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 9:51 a.m.



Assistant Secretary

Dated: June 16, 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

BCTCF COMMUNITY FUND ADMINISTRATOR
Executive Committee Meeting
April 28, 2026

Project Description:

The Brooklyn Cruise Terminal Community Fund (“BCTCF”), initiated through local advocacy in the Red Hook community and financed through a \$1 per passenger fee collected from all cruise lines which call at the Brooklyn Cruise Terminal in Red Hook, Brooklyn, aims to support projects identified by community members such as public realm improvements, environmental stewardship programs, workforce development initiatives, or other economic development priorities in the Red Hook neighborhood determined through a process of participatory engagement of the community.

In connection with the BCTCF, NYCEDC issued an RFP to identify an eligible administrator of the BCTCF to lead fund disbursement, conduct a community-focused participatory process for project solicitation and selection, and provide ongoing program monitoring and evaluation services. After evaluation of the responses to the RFP, Fund for Public Housing, Inc. d/b/a Public Housing Community Fund (“PHCF”) was selected to enter into a contract with NYCEDC for project services related to the BCTCF.

The BCTCF currently holds approximately \$650,000 in funds and it is anticipated that approximately \$100,000 to \$300,000 will be deposited into the fund annually.

Borough:

Brooklyn

Type of Contract:

Consultant contract

Amount to be Approved:

Up to 12% of annual receipts from the BCTCF to be paid to PHCF for its services, with PHCF being paid no more than \$90,000 annually. In addition, PHCF will receive BCTCF funds to disburse to selected recipients for BCTCF funded projects.

Type of Funds:

The BCTCF

Procurement Method: PHCF was elected through a publicly advertised RFP.

Agreement to be Approved: A program services contract with PHCF to administer the BCTCF and conduct services related to the same. NYCEDC intends to enter into an agreement with PHCF for an initial term of two years, with an option to renew for additional one-year terms, at NYCEDC's discretion.

Scope of Work: PHCF will provide primarily the following services related to the BCTCF, which must be satisfactory to NYCEDC:

- Establish an oversight committee of relevant community stakeholders in the Red Hook neighborhood in partnership with the local councilmember in Red Hook.
- Develop and execute an annual engagement plan to reach residents, local non-profits, workforce development organizations, educational institutions, faith-based institutions, and other relevant community-based organizations.
- Finalize structure and requirements related to BCTCF activities, including governance protocols, funding parameters, and eligibility criteria for organizations seeking awards, which structure and requirements shall be subject to the approval of NYCEDC staff.
- Develop a participatory process satisfactory to NYCEDC for project solicitation and selection.
- Conduct marketing and outreach activities to promote the BCTCF.
- Implement systems to collect, track and analyze responses from applicants to the BCTCF.
- Facilitate selection committee meetings, provide ongoing administration support during project selection and finalize selection and final awardees in each round of BCTCF funds distribution.
- Distribute awards.
- Develop a monitoring and evaluation framework to assess the impact of projects awarded funds through the BCTCF.
- Provide progress reports identifying key project milestones and impact reports demonstrating success of projects financed through the BCTCF.

Proposed Resolution: To authorize the President and any empowered officer to enter into a contract with PHCF for services substantially as described herein and to enter into any agreements necessary to exercise and implement renewal options

Relevant Staff: Preston Anderson, Assistant Vice President, Economic Mobility
Wendy Star, Senior Vice President, Equity
Rick Elbaum, Senior Counsel, Legal

Project Code: 11260

EXHIBIT B

SPPF COMMUNITY FUND ADMINISTRATOR
Executive Committee Meeting
April 28, 2026

Project Description:

The Sunset Park Special Purpose Project Fund (“SPPF”) originating from a 2015 Points of Agreement with then-Councilmember Menchaca is financed through a 5% set aside of rents derived from the South Brooklyn Marine Terminal in Sunset Park, after operation, management, maintenance and restoration expenses, and excluding payments in lieu of taxes (“PILOTS”) from such revenues. The SPPF aims to support projects identified by community members such as public realm improvements, environmental stewardship programs, workforce development initiatives, or other economic development priorities in the Sunset Park neighborhood determined through a process of participatory engagement of the community.

In connection with the SPPF, NYCEDC issued an RFP to identify an eligible administrator of the SPPF to lead fund disbursement, conduct a community-focused participatory process for project solicitation and selection, and provide ongoing program monitoring and evaluation services. After evaluation of the responses to the RFP, Brooklyn Community Foundation d/b/a Brooklyn Org was selected to enter into a contract with NYCEDC for project services related to the SPPF.

The SPPF currently holds approximately \$865,000 in funds and it is anticipated that approximately \$575,000 to \$800,000 will be deposited into the fund annually over the next 28 years.

Borough:

Brooklyn

Type of Contract:

Consultant contract

Amount to be Approved:

Up to \$70,000 annually to be paid to Brooklyn Org for its services. In addition, Brooklyn Org will receive SPPF funds to disburse to selected recipients for SPPF funded projects.

Type of Funds: The SPPF

Procurement Method: Brooklyn Org was selected through a publicly advertised RFP.

Agreement to be Approved: A program services contract with Brooklyn Org to administer the SPPF and conduct services related to the same. NYCEDC intends to enter into an agreement with Brooklyn Org for an initial term of two years, with an option to renew for additional one-year terms, at NYCEDC's discretion.

Scope of Work: Brooklyn Org will provide primarily the following services related to the SPPF, which must be satisfactory to NYCEDC:

- Establish an oversight committee of relevant community stakeholders in the Sunset Park neighborhood in partnership with the local councilmember in Sunset Park.
- Develop and execute an annual engagement plan to reach residents, local non-profits, workforce development organizations, educational institutions, faith-based institutions, and other relevant community-based organizations.
- Finalize structure and requirements related to SPP activities, including governance protocols, funding parameters, and eligibility criteria for organizations seeking awards, which structure and requirements shall be subject to the approval of NYCEDC staff.
- Develop a participatory process satisfactory to NYCEDC for project solicitation and selection.
- Conduct marketing and outreach activities to promote the SPPF.
- Implement systems to collect, track and analyze responses from applicants to the SPPF.
- Facilitate selection committee meetings, provide ongoing administration support during project selection and finalize selection and final awardees in each round of SPPF fund distribution.
- Distribute awards.
- Develop a monitoring and evaluation framework to assess the impact of projects awarded funds through the SPPF.
- Provide progress reports identifying key project milestones and impact reports demonstrating success of projects financed through the SPPF.

Proposed Resolution: To authorize the President and any empowered officer to enter into a contract with Brooklyn Org for services substantially as described herein and to enter into any agreements necessary to exercise and implement renewal options

Relevant Staff: Preston Anderson, Assistant Vice President, Economic Mobility
Wendy Star, Senior Vice President, Equity
Rick Elbaum, Senior Counsel, Legal

Project Code: 11260

EXHIBIT C

FIFA 2026 WORLD CUP TOURNAMENT AND RELATED MATTERS
Executive Committee Meeting
April 28, 2026

Project Description:	Provision of various services to assist the City with preparing for, hosting, planning and providing logistical and other support for the FIFA 2026 World Cup Tournament (the "Tournament") and related events in the New York/New Jersey region (the "NY/NJ Regional Area"), and improvements to the City's wayfinding system to assist visitors to the City, to ensure the successful execution of the Tournament and Tournament-related events in the NY/NJ Regional Area.
Borough:	Citywide
Types of Contracts:	An amendment to a previously approved consultant contract; a consultant contract for wayfinding design services, a contract for wayfinding fabrication services, and any needed Funding Source Agreements for the Project
Amount to be Approved:	Up to \$15,000,000 in the aggregate, of which: (1) approximately \$14,767,000 will be used to amend a previously approved agreement with the New York New Jersey 2026 World Cup Host Committee A NJ Nonprofit Corporation (the "Host Committee"), bringing the total authorized amount for that contract to up to approximately \$34,767,000; (2) up to \$162,000 for a wayfinding design services contract; and (3) up to \$71,000 for a wayfinding fabrication services contract.
Type of Funds:	City Tax Levy funds and/or NYCEDC programmatic budget funds
Procurement Method:	Sole source for the amendment and two contracts
Last Exec. Comm. Approval:	March 18, 2025
M/WBE Goal:	N/A
Agreements to be Approved:	• An amendment to the consultant contract with the Host Committee and any necessary amendments thereto (the "Host Committee Contract") that provides for services related to assisting the City with preparing for, hosting, planning and providing logistical and other support for the Tournament and related events in the NY/NJ Regional Area. • A consultant contract and any necessary amendments thereto (the "Wayfinding Design Services Contract") with T-Kartor USA Corporation ("T-Kartor") to provide services related to wayfinding design creation.

- A consultant contract and any necessary amendments thereto (the “Wayfinding Fabrication Services Contract”) with Duggal Visual Solutions, Inc. (“Duggal”) to provide services related to the printing and fabrication of the wayfinding signage based on the new design files.

Scope of Work: The amendment to the Host Committee Contract will provide additional funds for services under such contract. Such services may include , without limitation, services in the following areas: events and displays; outdoor media; transportation; volunteer coordination; safety and security; fan festivals; promotion, public relations, and publications; integration of commercial affiliates; compliance with sustainability requirements; compliance with human rights and labor standards; and general legal and administrative support. The additional funds may be used for these and in connection with other Project related activities and expenditures.

The Wayfinding Design Services Contract and Wayfinding Fabrication Services Contract will provide necessary updates to New York City’s wayfinding system. WalkNYC system is a collection of maps and signs to help pedestrians, cyclists and transit riders find their way around the City using limited text, a clear layout, and universal icons. Updated WalkNYC wayfinding on-street infrastructure will improve the mobility experience for both New Yorkers participating in World Cup events and for tourists visiting New York City. Both T-Kartor and Duggal Visual have prior experience with WalkNYC having provided the original design and signage production services respectively for the original (existing) system.

Proposed Resolution: To authorize the President and any empowered office to enter into an amendment to the Host Committee Contract, the Wayfinding Design Services Contract with T-Kartor, the Wayfinding Fabrication Services Contract with Duggal, and any needed Funding Source Agreement(s), substantially as described herein

Relevant Staff: Bibi Rashid, Vice President, Contracts
 Maryann Catalano, Chief Contracting Officer, Contracts
 Eric Goodnight, Vice President, Marketing
 Michelle Villar, Senior Vice President, Marketing
 Kyle Joyce, Counsel, Legal
 Candace Chung, Senior Counsel, Legal

Project Code: 11222

EXHIBIT D

CITYWIDE DREDGING CONSTRUCTION MANAGEMENT SERVICES
Executive Committee Meeting
April 28, 2026

Project Description:	A CM Contract with Hunter Roberts for scheduled, on-call and emergency dredge work at various properties located throughout the City, including waterfront and railyard properties, that are either owned, managed and/or leased by the City or by NYCEDC. This on-call contract will allow NYCEDC to expedite the deployment of a dredging management team in any case where dredging is necessary for ensuring that the City's waterways continue to be safely navigable. NYCEDC maintains a standing bi-annual dredging schedule at the Manhattan Cruise Terminal. Hunter Roberts, as the CM, shall be responsible for overseeing this work, and any other NYCEDC dredging projects, through completion. As such, the consultant will be responsible for construction management services, including but not limited to overall project coordination; community outreach; related engineering services; coordination of contract documents; permitting from relevant agencies, cost estimating and value engineering. Additional related services may be added at the discretion of NYCEDC.
Borough:	Citywide
Type of Contract:	CM Contract
Amount To Be Approved:	Up to \$65,000,000
Type of Funds:	NYCEDC programmatic budget funds and any other available funding sources
Procurement Method:	An RFP, using the competitive sealed proposals procurement method, was used to select Hunter Roberts. Hunter Roberts will act as CM and procure

subcontractors for Project work assigned to it in a manner permitted under its contract, with the primary procurement method anticipated to be a method similar to the CM method of procurement in NYCEDC's contracts with the City. Subcontractors retained by the consultants may in turn subcontract certain work.

Agreement to Be Approved: A CM Contract, and possible amendments thereto, with Hunter Roberts (the "Hunter Roberts CM Contract"), for Project services, as well as any Funding Source Agreements necessary to obtain funds for any assignments under the Hunter Roberts CM Contract.

M/WBE Goal: 5%

Scope of Work:

On a scheduled, on-call and emergency basis, Hunter Roberts will:

- Oversee all dredging projects, including all components of a standing bi-annual dredging schedule at the Manhattan Cruise Terminal, through completion;
- Procure and manage one or more subcontractors to perform dredge work at Manhattan Cruise Terminal and various other sites, Citywide, and additionally procure and manage any subcontractors required for the performance of related work, which may include, without limitation, engineers and architects, testing and inspection service providers, expeditors, construction contractors, repair and maintenance service providers, and material, supply, and equipment providers;
- Be responsible for all related construction management services, including but not limited to overall project coordination, community outreach, related engineering services, coordination of contract documents, permitting from relevant agencies, cost estimating, and value engineering;
- Conduct comprehensive assessments of dredging operations at various sites that will focus on evaluating all critical operational elements, including but not limited to security protocols, traffic flow and circulation, parking arrangements, and lighting conditions specific to dredging activities, developing and implementing plans and specifications pursuant to these evaluations to enhance dredging operations and overall site efficiency; and
- Liaise with all external approving entities, expeditors, and consultants in furtherance of the services under the Hunter Roberts CM Contract.

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

Relevant Staff: David Lowin, Senior Vice President, Asset Management (“AM”) Design & Construction
Gregory Dixon, Vice President, AM Design & Construction
Jessica Greenspan, Assistant Vice President, AM Design & Construction
Surge Zherebchuk, Assistant Vice President, AM Design & Construction
Michael Barone, Senior Counsel, Legal

EXHIBIT E

ON-CALL MARITIME ENGINEERING SERVICES
Executive Committee Meeting
April 28, 2026

Project Description:	On-call maritime engineering services
Borough:	Citywide
Type of Contracts:	Seven on-call retainer consultant contracts and any needed Funding Source Agreements
Amount to be Approved:	Up to \$70,000,000 in the aggregate for all the consultant contracts
Type of Funds:	The source of funds will vary based on the particular tasks. Sources may include, without limitation, NYCEDC programmatic budget funds, City Tax Levy funds and/or City Capital Budget funds as well as any other type of funds, if any, then available for the tasks.
Procurement Method:	Publicly advertised RFP
Last Exec. Comm. Approval:	Previous retainer contracts were most recently approved on April 30, 2025
M/WBE Goal:	30%

Agreements to be Approved:

A consultant contract with each of the below-named consultants for Project services (together, the “Consultant Contracts”)

- Jacobs Civil Consultants Inc.
- COWI Consulting Inc
- Pennmax Consulting Engineers, P.C.
- M & N Engineering, D.P.C.
- Marine Infrastructure Engineering Solutions D.P.C.
- M.G. McLaren Engineering and Land Surveying, P.C
- Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C.

Scopes of Work: On-call maritime engineering consultant services, that include, without limitation, site investigation and inspection (including but not limited to, surface, underwater and subsurface surveys and other types of inspections, environmental and other types of studies, soil borings and various engineering studies), analysis, design and project management services, at or with regard to various waterfront properties located throughout the City. The properties will be generally either owned, managed and/or leased by the City or by NYCEDC. The number and location of such properties may be updated from time to time by NYCEDC to include new properties or to exclude previously designated properties.

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

Relevant Staff: Jess Greenspan, Assistant Vice President, Asset Management
Greg Dixon, Vice President, Asset Management
Julia Melzer, Senior Vice President, Asset Management
Mike Barone, Senior Counsel, Legal

Project Code: 11002

EXHIBIT F

WFMMS DATABASE MANAGEMENT SERVICES
Executive Committee Meeting
April 28, 2026

Project Description:	Conduct database management and related software and technology services for NYCEDC's waterfront maintenance management system ("WFMMS") website
Type of Contract:	Consultant contract
Amount to be Approved:	Up to \$257,303 in the aggregate for the initial term and the extension option periods of the contract
Type of Funds:	NYCEDC programmatic budget funds
Procurement Method:	MWBE small purchase
M/WBE Goal:	N/A

Agreement to be Approved: Consultant contract (the "Agreement") with Stellar Services, Inc. ("Stellar"), pursuant to which Stellar will provide services substantially as described herein.

The Agreement will have an initial term of three years. There will also be two one-year extension options.

Scope of Work: With regard to the WFMMS:

- Maintenance and management of the server operating system and key application dependencies for WFMMS.
- Data and application management, including responsibilities to ensure WFMMS data and documents are updated and maintained and the application is performing as expected.
- Ongoing site architecture and application documentation.

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

Relevant Staff: Brett Davis, Project Manager, Asset Management
Gregory Dixon, Vice President, Asset Management
Reza Tehranifar, Assistant Vice President, MIS
Jiin Wen, Senior Vice President, MIS
Izzy Cohn, Senior Counsel, Legal

Project Code: 10793

EXHIBIT G

MODIFICATIONS TO PREVIOUS AUTHORIZATIONS

Executive Committee Meeting

April 28, 2026

Proposed Resolution: To modify previous authorizations of the Executive Committee and Board of Directors 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	Los Angeles Cleantech Incubator (“LACI”)	
Project Site Address(es)	BAT	
Last Board Approval	June 17, 2025	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$4,500,000 of New York City Public Utility Service (“NYCPUS”) funds, to the extent approved by SBS. To the extent NYCPUS funds are not approved or available for the LACI contract, NYCEDC programmatic budget funds will be used.	Manage programmatic operations at BATWorks, the climate innovation hub at BAT, which, among other activities, offers pioneering climate tech companies the space, infrastructure, and ecosystem they need to prove and scale community benefitting technologies—bringing climate innovations from prototype to market-ready solutions that position New York City as the global leader in the green economy.	To authorize the use of City Tax Levy funds for the LACI contract in addition to the previously authorized types of funds for such contract. The amount of funds authorized for the LACI contract will not change. 1.

Relevant Staff: Nse Esema, Senior Vice President, Green Economy
Nicole Spina, Vice President, Green Economy
Ali Kokot, Assistant Vice President, Green Economy
Jamie Horton, Executive Vice President, President’s Office
Salome Gvinianidze, Project Manager, Green Economy
Izzy Cohn, Senior Counsel, Legal

Project Code: 10572

Item 2

Contractor		Get Sh!t Done, LLC	
Project Site Address(es)		Citywide	
Last Exec. Comm. Approval		April 30, 2025	
Current Amount and Type of Funds	Project Work	Proposed Modification	
Up to \$200,000 of NYCEDC programmatic budget funds	Consultant services to support <i>Pivot to Growth: Entrepreneurship</i> (the “Program”), an innovation industry focused, cohort-based program designed to provide customized business growth frameworks to entrepreneurs operating for at least two years in NYCEDC’s core industries (the green economy, life sciences, and technology). The Program focuses on women entrepreneurs but is open to all.	To (i) provide that the Program is now called “Scale Ready Studio” and (ii) provide that the term of the consultant contract entered into with the Contractor shall be extended by up to two (2) years from its current expiration date. The authorized amount of the contract will not be increased as a result of the contract extension.	

Relevant Staff: Julia Steinberg, Project Manager, Innovation Industries, Women.NYC
Diana Franco, Vice President, Innovation Industries, Women.NYC
James Higgins, Senior Counsel, Legal

Project Code: 11137

Item 3

Contractor	LiRo Engineers, Inc.	
Project Site Address(es)	Fifth Avenue, between 40 th Street and 61 st Street, Manhattan	
Last Board Approval	November 13, 2025	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$355,588,000 in the aggregate for the Project of which it is anticipated that amounts will be spent as follows: Up to \$35,000,000 for design and engineering services for a design contract with a joint venture between NV5 New York – Engineers, Architects, Landscape Architects and Surveyors and T.Y. Lin International Engineering & Architecture, P.C. or affiliated entities Approximately \$2,000,000 for special inspection services. Approximately \$1,000,000 for a force account agreement All or most of the remaining balance for a CM Contract	The Fifth Avenue Corridor Public Realm project spans approximately 21 blocks from 40th Street to 61st Street and will prioritize pedestrians with wider sidewalks as well as safe and secure pedestrian crossings. Project components include, among other matters: (1) demolition of the existing roadway, streetscape and utilities; (2) new utility mains and house connections; (3) licensing or infill of below grade sidewalk vaults; (4) reconstruction of the roadway with a central dedicated bus lane; (5) narrowed crosswalks; (6) a cohesive streetscape palette; (7) traffic signal poles, enforcements cameras and regulatory signage; and (8) lining of existing sewers.	A CM was not identified as part of the Board of Directors approval at its November 13, 2025 meeting. Since then, NYCEDC released a public RFP for CM Services using the competitive sealed proposals procurement method, and LiRo Engineers, Inc. has been selected. NYCEDC, therefore, proposes to enter into a CM Contract with LiRo Engineers, Inc. for the previously approved CM Contract.

Relevant Staff:

Kim Robledo, Assistant Vice President, Capital Program
Ken Haines, Vice President, Capital Program
Len Greco, Senior Vice President, Capital Program
Candace Chung, Senior Counsel, Legal

Project Code:

10453

Item 4

Contractor	Public Records, Inc. or a subsidiary thereof (the "Operator")	
Project Site Address(es)	Ground floor space in Building A at MADE Bush Terminal, Brooklyn (the "Premises")	
Last Exec. Comm. Approval	November 13, 2025	
Amount and Type of Funds	Project Work	Proposed Modification
Payments to the Operator by NYCEDC: • One-time \$200,000 payment to be used for pre-opening brand development costs • \$240,000 management fee per year • Up to an additional \$24,000 per year upon proof of delivery of community and workforce programming • If gross revenue exceeds \$20,000 in a month, the Operator will be paid 5% of the excess over \$20,000 • Up to \$50,400 per year for costs related to the workforce development program portion of the Operator's services In addition, NYCEDC's management agreement with the Operator will provide for approximately the following split of profits generated at the Premises: (1) prior to NYCEDC's recoupment of its initial investment in the Premises (which investment includes all costs and expenditures directly related to the development, construction, and opening operation of the Premises), 90% to NYCEDC and 10% to the Operator; and (2) thereafter, 50% to NYCEDC and 50% to the Operator.	The Operator will be tasked with arranging for top quality musical event programming, arts events, community events, private corporate events, limited weddings, a full service bar, a grab-and-go cafe serving coffee and tea beverages and food, and workforce development opportunities as part of a 10-year revenue-generating management agreement for the ground floor of Building A at MADE Bush Terminal. The Operator will additionally be obligated to satisfy the following requirements (1) Community events: The Operator shall host at minimum one large-scale community event per fiscal quarter in the Annex event space for organizations identified, sourced, and approved by NYCEDC. These events are to be provided at the Operator's cost. The Operator shall cooperate with NYCEDC in accommodating other community events of smaller scale in the lobby corridor and café gathering space.	The previously authorized contract with the Operator has not been entered into yet. The Operator will be Public Records, Inc. or a subsidiary thereof. The authorized terms for payments under the contract are amended as follows: (1) The one-time payment for pre-opening costs is increased to \$370,000 from the previously approved \$200,000, the increase of which is made up of approximately \$50,000 for additions needed for security and circulation in the building's ground floor lobby and approximately \$120,000 for required operational equipment. (2) An operating cash reserve fund

	(2) Workforce development program: The Operator shall establish and maintain a workforce development program focused on career advancement and skills training for local residents in hospitality, event production, arts and entertainment, A/V technology and/or a related industry. The program shall include paid internships, mentorship programs, and partnerships with local high schools and training institutes that specialize in the aforementioned industries.	will be created in the initial amount of \$400,000 deposited by NYCEDC, which reserve fund will be accessible to the Operator to cover operating expenses. The Operator will subsequently deposit certain revenue from the business into the account for use for operating expenses. It will be obligated to repay the initial \$400,000 upon terms still to be finalized and may retain the balance in the fund at the end of the term of the operating agreement. NYCEDC programmatic budget funds will be used to pay the payment increases.
--	---	---

Relevant Staff:

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

Project Code:

11230

Item 5

Contractor		Doyle Security Services, Inc. (“Doyle”)	
Project Site Address(es)		Piers 7-10, Brooklyn, and their associated uplands, a portion of the Brooklyn Marine Terminal, which was leased by NYCEDC from the Port Authority	
Last Exec. Comm. Approval		6/18/2024	
Current Amount and Type of Funds	Project Work		Proposed Modification
Up to \$5,000,000 of NYCEDC programmatic budget funds for the Doyle contract (including 2 renewal option periods).	Providing 24-hour security services for Piers 7-10 and their associated uplands, a United States Coast Guard MARSEC Level 1 facility.		To provide up to an additional \$2,000,000 of NYCEDC programmatic budget funds for the Doyle Contract.

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
Robert LaPalme, Assistant General Counsel, Legal

Project Code: 10930

Item 6

Contractors		Arup US, Inc. Buro Happold Consulting Engineers, P.C Perkins Eastman Architects, D.P.C
Project Site Address(es)		Citywide
Last Exec. Comm. Approval		May 1, 2024
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$60,000,000 in the aggregate for the consultant contracts for the Project. The source of funds will vary depending on the particular task or project and may include, without limitation, City Capital Budget funds, City Tax Levy funds and NYCEDC programmatic budget funds.	The contracts are to provide on-call design and engineering services for a wide range of projects at various NYCEDC-operated sites on an as-needed basis quickly and efficiently as they arise.	To provide up to an additional \$20,000,000 in the aggregate for the three consultant contracts, bringing the total authorized amount of the consultant contracts to up to \$80,000,000. The sources of funds will vary depending on the particular task or project assignment and may include, without limitation, City Capital Budget funds, City Tax Levy funds, IDA funds, State and Federal funds, NYCEDC programmatic budget funds, and other sources then available. The permitted location of services for past and future services is clarified to include services with regard to projects at various NYCEDC operated sites and at sites of other projects that NYCEDC is involved with.

Relevant Staff: Julia Melzer, Senior Vice President, Asset Management
Jose Figuereo, Vice President, Asset Management
Maria Figueira, Project Director, Asset Management
Candace Chung, Senior Counsel, Legal

Project Code: 10428

Item 7

Contractor	Workforce Development Corporation (“WDC”)	
Project Site Address(es)	Community District 11, East Harlem, Manhattan	
Last Exec. Comm. Approval	June 18, 2024	
Current Amount and Type of Funds	Project Work	Proposed Modification
Up to \$4,550,000 in NYCEDC funds received from the proceeds of sale of the East Harlem Pathmark Project	The development, administration and implementation of a neighborhood business assistance program known as the East Harlem Business Assistance Program (the “Program”). The Program includes initiatives such as business support and retention, technical assistance, promotions, cleaning and beautification, and/or district marketing in Manhattan Community District 11. WDC staff performs some of the services and some of the services are performed by its subcontractors.	An amendment to the previously authorized WDC contract, as amended, to extend the Program services for approximately one year, approximately through the end of Fiscal Year 2027. The amount of funding remains unchanged.

Relevant Staff: Brinda Ganguly, Executive Vice President, Strategic Investments Group
Audrey Ellen, Vice President, Strategic Investments Group
Robert LaPalme, Assistant General Counsel, Legal

Project Code: 9671

EXHIBIT H

AKERMAN LLP- LEGAL RETAINER
Executive Committee Meeting
April 28, 2026

Project Description:	Provision of legal services to NYCEDC and the City by Akerman LLP (“Akerman”), pursuant to a legal retainer agreement entered into by NYCEDC and Akerman (the “Retainer Agreement”), with respect to the rezoning of a portion of the St. George waterfront on Staten Island’s North Shore (the “North Shore Project”)
Type of Contract:	Legal retainer agreement
Amount to be Approved:	Up to \$250,000
Type of Funds:	NYCEDC programmatic budget funds
Procurement Method:	Publicly advertised RFP. NYCEDC received proposals from three firms and interviewed each of them. It selected Akerman after taking into account (a) its experience with the specialized practice area of land use and zoning, expertise with the Zoning Resolution of the City of New York, and familiarity with precertification requirements and processes for submission of land use applications for zoning text and zoning map amendments and other zoning matters; (b) experience with drafting zoning text amendments; and (c) ability to meet the expedited timeline of the North Shore Project.

Agreement to be Approved: The Retainer Agreement with Akerman for North Shore Project services substantially as described herein

Scope of Work: Legal services related to the North Shore Project, including, without limitation, drafting zoning text amendments and other land use applications, drafting amendments to recorded restrictions and existing special permits, and preparation of other required legal documents, all as required to facilitate the North Shore Project, and related matters, with the goal of certifying one or more land use application(s) into ULURP and completing ULURP in 2027.

In providing services to facilitate the North Shore Project, the following hourly rates shall apply: for Attorneys – \$290 for 1st to 3rd year associates; \$650 for 4th to 6th year associates; \$725 for 7th year associates, more senior associates and Counsel; and \$900 for Partners; and for Planners – \$615 for senior consultants/planners and \$365 for junior consultants/planners. Akerman may also be reimbursed for certain expenses.

Pursuant to its role under NYCEDC's annual contracts with the City, the City's Law Department has approved the rates and retention of Akerman for the North Shore Project work.

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

Relevant Staff: Judy Fensterman, Assistant General Counsel, Legal
Deborah Bindler Senior Counsel, Legal
Rebecca Gafvert, Senior Vice President, Land Use
Joseph Helferty, Vice President, Land Use
Judah Asimov, Vice President, Neighborhood Strategies

NYCEDC Project Code: 11041

EXHIBIT I

VENABLE LLP: LEGAL RETAINER
Executive Committee Meeting
April 28, 2026

Project Description:	Provision of legal services by Venable LLP (“Venable”), pursuant to a legal retainer agreement entered into by NYCEDC and Venable (the “Retainer Agreement”), in connection with the Teleport Industrial Park (the “Industrial Park”) currently leased by the City pursuant to a master lease (the “Master Lease”) to the Port Authority, as tenant (the “Tenant”), with respect to which NYCEDC currently acts as lease administrator. The Tenant seeks to turn over the operation of the Industrial Park to NYCEDC by assignment of the Master Lease to NYCEDC and NYCEDC seeks to assume the Master Lease from the Tenant through a series of transactions (the “Project”).
Type of Contract:	Legal retainer agreement
Amount to be Approved:	Up to \$500,000
Type of Funds:	NYCEDC programmatic budget funds
Procurement Method:	Publicly advertised RFP. NYCEDC received proposals from eighteen firms and interviewed two. It selected Venable after taking into account (a) its extensive experience negotiating and drafting subleases and other commercial real estate documents, including with Tenant and other governmental entities; (b) its experience with the specialized practice area of land use and zoning, expertise with the Zoning Resolution of the City of New York and familiarity with proceedings with the Bureau of Standards and Appeals; and (c) ability to meet the expedited timeline for the Project.
Agreement to be Approved:	The Retainer Agreement with Venable for Project services substantially as described herein

Scope of Work: In order for Tenant to assign the Master Lease certain return conditions in the Master Lease must be satisfied, including without limitation, turning over the leased property with certificates of occupancy issued by the New York City Department of Buildings (“NYCDOB”) on all occupied buildings (the “Return Condition”). NYCEDC cannot take an assignment of the Master Lease until the Return Condition is satisfied. Obtaining certificates of occupancy will require building code and zoning compliance construction work as well as addressing other zoning compliance issues. Tenant has requested that NYCEDC take over operation of the Industrial Park as soon as possible, while the parties work to achieve the Return Condition. NYCEDC intends to

take over the operation of the Industrial Park by sublease prior to the assignment of the Master Lease and assist Tenant in achieving the Return Condition in order to allow for the subsequent assignment of the Master Lease.

Venable will assist in the negotiation and drafting of documents and with issues related to the Project as they arise. Documents are anticipated to include, without limitation: amendments to subleases and a master lease, new subleases, Master Lease assignment, subordination agreements, Mayoral zoning override(s) and/or Bureau of Standards and Appeals waiver(s) to address zoning issues.

In providing services to facilitate the Project, the following hourly rates shall apply: \$405 for 1st and 2nd year Associates, \$645 for 3rd-5th year Associates, \$775 for 6th year and more senior Associates, \$860 for Counsel, \$955 for Partners, and \$305 for paralegals. Venable may also be reimbursed for certain expenses. Venable has only agreed to perform services at the above rates through the end of 2026. Pursuant to its role under NYCEDC's annual contracts with the City, the City's Law Department has approved the above rates and retention of Venable for this work.

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

Relevant Staff: Jill Braverman, Assistant General Counsel, Legal
Judy Fensterman, Assistant General Counsel, Legal
Karen Lapidus Senior Counsel, Legal
Eric Gardner, Vice President, Asset Management – Commercial, Industrial

NYCEDC Project Code: 10710