



MINUTES OF A SPECIAL MEETING
OF THE LEGAL AFFAIRS COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
September 30, 2026

A special meeting of the Legal Affairs Committee (the "Committee") of the Board of Directors of New York City Economic Development Corporation ("NYCEDC"), called at the direction of the Interim President of NYCEDC, was held, pursuant to notice by an Assistant Secretary, on Wednesday, September 30, 2026, in Conference Room 14C (*Prospect*), on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York.

The following members of the Committee were present:

Matthew Hiltzik
James McSpiritt
Betty Woo

Members of NYCEDC staff also were present.

The meeting was chaired by Ms. Woo, Chairperson of the Committee, and called to order at 10:10 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 June 16, 2026 Special Meeting of the Legal Affairs Committee

There being no questions or comments with respect to the minutes of the June 16, 2026 special Committee meeting, a motion was made to approve such minutes, as submitted. Such motion was seconded and unanimously approved.

2. Legal Retainer: Land Use and Zoning Matters for SPARC Project

Judy Fensterman, an Assistant General Counsel of NYCEDC, presented a proposal for a legal retainer agreement with Goldman Harris II LLC ("Goldman") for the provision of legal services by Goldman in connection with land use and zoning matters related to the Science Park & Research Campus (SPARC) Kips Bay Project, on substantially the terms set forth in Exhibit A hereto.

At this time, Ms. Fensterman stated that Goldman was a boutique firm with specialized land use and zoning expertise, Goldman would be providing land use and zoning advice to NYCEDC in connection with certain proposed tax lot subdivisions and zoning lot subdivisions, Goldman was willing and able to meet the expedited timeline for the project, Goldman's rates were very competitive, and Goldman was a Women-owned Business Enterprise firm. She further noted that NYCEDC had received 6 responses to the request for proposals for the retainer, and had interviewed two of those firms, and that NYCEDC ultimately decided to retain Goldman for the project services.

It was then moved that the Committee approve that NYCEDC retain Goldman for services substantially as described in Exhibit A hereto. The motion was seconded and unanimously approved.

3. Closing Remarks of the Committee

At this time, the members of the Legal Affairs Committee noted that Ms. Fensterman was retiring and thanked her for her decades of service to NYCEDC and The City of New York.

4. Adjournment

There being no further business to come before the meeting, pursuant to a motion made, seconded and unanimously approved the Legal Affairs Committee meeting was adjourned.

Assistant Secretary

Dated: _____
New York, New York

EXHIBIT A

**LEGAL RETAINER: LAND USE AND ZONING MATTERS
FOR SPARC PROJECT
Executive Committee Meeting
September 30, 2026**

Project Description:	Provision of legal services by Goldman Harris II LLC (“Goldman”), pursuant to a legal retainer agreement entered into by NYCEDC and Goldman (the “Retainer Agreement”), in connection with the Science Park & Research Campus (SPARC) Kips Bay Project, which involves the southern, approximately 4.75 acre portion of Manhattan Tax Block 962, Lot 100, located at 425 East 25 th Street. Goldman will provide land use and zoning advice to NYCEDC in connection with certain proposed tax lot subdivisions and zoning lot subdivisions contemplated for redevelopment of the SPARC campus, following ULURP approvals (the “Project”).
Type of Contract:	Legal retainer agreement
Amount to be Approved:	Up to \$450,000
Type of Funds:	City Capital Budget funds
Procurement Method:	Publicly advertised RFP. NYCEDC received proposals from six law firms and interviewed two. It selected Goldman after taking into account (a) its extensive 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 tax lot and zoning lot subdivision filings with the City’s Department of Finance and Department of Buildings; (b) ability to meet the expedited timeline for the Project; and (c) its rates. The other leading candidate for the retainer, Fox Rothschild LLP, proposed rates that were above what were acceptable to NYCEDC and the City.
Agreement to be Approved:	The Retainer Agreement with Goldman for Project services substantially as described herein
Scope of Work:	Goldman will (a) review land use and discretionary approvals, legal and architectural/planning documents for the SPARC Kips Bay Project, including drawings submitted in connection with ULURP approval, related special permits and restrictive declarations, as applicable; (b) prepare legal and related documents and assist NYCEDC

in connection with applications for tax lot apportionment(s) to be sought to facilitate the Project, including analyzing zoning compliance; and (c) review and prepare related documents for filings with City agencies in connection with zoning lot subdivisions, including addressing any issue of non-compliance. Goldman also will review, advise, and prepare documents for proposed filings necessary for re-mapping of the East 25th Street pedestrian bridge and associated stairs, ramps and landings, as needed.

In providing services to facilitate the Project, the following hourly rates shall apply: \$745 for named partners (Howard Goldman and Caroline Harris), \$690 for other partners and \$515 to \$600 for planning and development specialists. Goldman 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 above rates and retention of Goldman 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: Judy Fensterman, Assistant General Counsel, Legal
Amy Jin, Assistant Vice President, Land Use
Aileen Gorsuch, Senior Vice President, Land Use
Anne Cochran, Project Director, Capital Program
James Bennett, Vice President, Capital Program
Jennifer Cass, Senior Vice President, Capital Program

NYCEDC Project Code: 10086