



New York City Economic Development Corporation

MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
March 20, 2019

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 Wednesday, March 20, 2019, at NYCEDC's offices at 110 William Street, in Conference Rooms 4A and 4B, New York, New York.

The following members of the Executive Committee were present:

Wilton Cedeno
James McSpirtt
James Patchett
Carl Rodrigues
Michael Schlein
Betty Woo

Other Directors of NYCEDC and members of NYCEDC staff also were present.

The meeting was chaired by Michael Schlein, Chairperson of NYCEDC, and called to order at 9:07 a.m. Meredith Jones, General Counsel, Executive Vice President and Secretary of NYCEDC, served as secretary of the duly constituted meeting, at which a quorum was present.

1. Approval of the Minutes of the February 6, 2019 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the February 6, 2019 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) Downtown Brooklyn Cultural District: South Site

Rebecca Parelman, a Project Director of NYCEDC, presented a proposal for (i) one or more amendments to NYCEDC's contract with Enrique Norten Architecture, P.C. for design and related services, (ii) one or more amendments to NYCEDC's contract with Skanska USA Building Inc. for construction management ("CM") and related services, and (iii) any agreements necessary to obtain funds ("Funding Source Agreements"), for the interior fit-out for cultural tenants (and related common areas) in a unit to be owned by The City of New York (the "City") and occupied by cultural tenants in a mixed-use condominium being developed by an affiliate of Two Trees Management Company ("Two Trees") on property at Flatbush Avenue and Lafayette Avenue, known as the South Site in the Downtown Brooklyn Cultural District master plan, on substantially the terms set forth in Exhibit A hereto.

In answer to a question from Mr. Cedeno, Ms. Parelman stated that construction was expected to begin in late Summer or early Fall of 2019, and to be completed in the Fall of 2021. In answer to a question from Joshua Levin, a Director of NYCEDC, Mr. Patchett stated that issues related to the transfer of the site from Two Trees to the City were close to a resolution and NYCEDC was hopeful that a transfer would occur in the near future.

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) Bush Terminal Film/TV Soundstage North

Krystin Hence, an Assistant Vice President of NYCEDC, presented a proposal for (i) a contract with SO-IL Office Ltd. for design and related services, (ii) one or more amendments to NYCEDC's 2017 facilities management/construction management contract (a "FM/CM Contract") with Hunter Roberts Construction Group, L.L.C. ("Hunter Roberts") to provide for CM and related services (primarily pre-construction matters), and (iii) any needed Funding Source Agreements, in connection with the full demolition of Unit D and selective interior demolition of Unit B, and the design and construction of a new film/television soundstage at the Unit D site as well as support space within Unit B, at the Made in New York campus at Bush Terminal, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Matthew Washington, a Director of NYCEDC, Ms. Hence stated that NYCEDC was seeking City Capital Budget funds for this project, but that the process would take some time. Mr. Patchett then explained that in the interim NYCEDC would use its own funds until it could obtain Capital Budget funds. This would allow NYCEDC to start construction earlier than it otherwise would be able to.

In answer to a question from Mr. McSpiritt, Ms. Hence stated that NYCEDC expected to lease the space to a single tenant which would operate the space. In answer to another question from Mr. McSpiritt, Ms. Hence stated that it was currently estimated that the ultimate cost for this construction project would be approximately \$50,000,000 and that NYCEDC would come back to the Executive Committee for the

approval of additional funds once the design had progressed and a more final number could be estimated. Mr. Patchett additionally noted that this facility would be part of the Made in New York campus at Bush Terminal, which would include a mix of garment manufacturing space and film/television studio space.

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 unanimously approved.

(c) Jamaica FEASTS

Jiayan Yu, a Project Manager of NYCEDC, presented a proposal for (i) a contract with Queens Borough Public Library ("Queens Library") and possibly amendments thereto for project services, and (ii) any needed Funding Source Agreements, to provide for a new, proposed iteration of Jamaica FEASTS, an entrepreneurship training program that offers business skills training and mentorship for first-time food entrepreneurs, that will expand and adapt the existing curriculum to meet outstanding needs of students that were identified in the first two years of the program, as well as expand the program to other areas of Queens, on substantially the terms set forth in Exhibit C hereto.

In answer to questions from Mr. Cedeno, Ms. Yu explained that NYCEDC learned from the first two years of the program that there was great demand from other neighborhoods in Queens, and that the different types of food businesses had specialized needs. She added that those lessons informed the decisions to expand the program to other locations, and to form specialized cohorts catering to specific types of businesses. In answer to a question from Mr. Washington, Ms. Yu summarized the results of the first iteration of the program.

At this time, Karen Bhatia, a Vice President of NYCEDC, pointed out that many graduates were asking for more counseling to help move their businesses forward, and that this was why NYCEDC chose to expand the program, to continue to provide the participants with support. In answer to another question from Mr. Cedeno, Ms. Yu stated that most of the funding went towards a comprehensive business skills curriculum, and that typically after graduation the counselors would refer participants on to commercial kitchen spaces and make their first vending connections to help them get started.

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

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 James Katz, an Executive Vice President of NYCEDC.

(a) Willoughby Square Open Space

(i) A proposed agreement with Hargreaves Jones Landscape Architecture D.P.C., and possibly amendments thereto, for landscape architectural, design, engineering and related consulting services for Willoughby Square Open Space to be located on Willoughby Street between Albee Square West and Duffield Street in Downtown Brooklyn, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit D hereto.

(b) Citywide Rehabilitation/Improvements

(i) One or more proposed amendments to NYCEDC's 2012 FM/CM Contract with Hunter Roberts, (ii) one or more proposed amendments to NYCEDC's 2017 FM/CM Contract with Hunter Roberts, and (iii) any needed Funding Source Agreements, to provide for work related to facilities at various locations in the City, on substantially the terms set forth in Exhibit E hereto.

(c) Workforce Development Programs

(i) A proposed agreement with Workforce Development Corporation ("WDC") for the development, administration and implementation of workforce training programs and other workforce development initiatives to provide WDC with funds for costs related to the project, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit F hereto.

(d) Elevator Maintenance, Repair and Emergency Services for BAT, Bush Terminal and Various Sites

One or more proposed amendments to NYCEDC's three-year contract with Schindler Elevator Corporation to provide elevator maintenance, repair and emergency services for the Brooklyn Army Terminal, Bush Terminal and various other sites managed by NYCEDC, to increase the amount of funds payable thereunder from the current amount of up to \$3,779,776, on substantially the terms set forth in Exhibit G hereto.

(e) Citywide Portable Toilets Services

A proposed contract with Russell Reid Waste Hauling and Disposal Service Co., Inc. to provide on-call portable toilet services at various properties managed by NYCEDC and in connection with other NYCEDC activities, on substantially the terms set forth in Exhibit H hereto.

In answer to a question from Mr. Washington, Mr. Katz explained that the portable toilets mostly would be used at construction sites as well as for various events.

(f) Citywide HVAC Maintenance and Repair Services

A proposed contract with each of Cooling Guard Mechanical Corp. and Hughes Environmental Engineering, Inc. d/b/a Hughes Environmental to provide on-call services for HVAC maintenance and repairs at various sites managed by NYCEDC, on substantially the terms set forth in Exhibit I hereto.

(g) Citywide On-Call Fencing Services

A proposed contract with Yaboo Fence Co., Inc. to provide on-call fencing work at various properties managed by NYCEDC or with regard to which NYCEDC provides services, on substantially the terms set forth in Exhibit J hereto.

(h) Funding Agreements

(i) Proposed funding agreements with (1) The Guild for Exceptional Children, Inc. and (2) Samaritan Daytop Village, Inc., or affiliates, and (ii) any agreements necessary to obtain funds for said agreements, on substantially the terms set forth in Exhibit K hereto.

Approval of Section 3 Contracts and Matters

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

4. Approvals

With respect to the items set forth in Sections 2(a) – (c) and 3(a) – (h) 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, the Executive Committee meeting was adjourned at 9:38 a.m.


Assistant Secretary

Dated: May 8, 1919
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 Corporation
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

DOWNTOWN BROOKLYN CULTURAL DISTRICT: SOUTH SITE Executive Committee Meeting March 20, 2019

Project: Design, construction management and related services (including construction) for the interior fit-out for cultural tenants (and related common areas) in a unit to be owned by the City and occupied by cultural tenants in a mixed-use condominium being developed by an affiliate of Two Trees Management Company ("Two Trees") on property at Flatbush Avenue and Lafayette Avenue, known as the South Site in the Downtown Brooklyn Cultural District master plan

Contractors:

- Enrique Norton Architecture, P.C. ("ENA")
- Skanska

Agreements to be Approved:

- One or more amendments (the "ENA Amendment") to NYCEDC's contract with ENA (the "ENA Contract") for design and related services for the Project
- One or more amendments (the "Skanska Amendment") to NYCEDC's contract with Skanska (the "Skanska Contract") for construction management and related services for the Project
- Any needed Funding Source Agreements

Procurement Method:

- ENA Amendment: sole source amendment to a contract that was procured through a publicly advertised RFP. ENA may procure subcontractors for the Project.
- Skanska Amendment: sole source amendment to a contract that was procured through a publicly advertised RFP using the competitive sealed proposal procurement method. Skanska will continue to act as a CM and procure 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 Skanska may, in turn, subcontract certain work.

Amounts to be Approved:

- Up to \$500,000 for the ENA Amendment bringing the total authorized amount of the ENA Contract to up to \$3,600,000
- Up to \$13,910,000 for the Skanska Amendment bringing the total authorized amount of the Skanska Contract to up to \$48,360,000.

Source of Funds to NYCEDC:

- City Capital Budget (up to \$12,410,000)
- Funds being provided by the Brooklyn Public Library (up to \$2,000,000)

Scope: Through the ENA Amendment, NYCEDC proposes to amend the ENA Contract to provide primarily for (a) extended Project duration and (b) redesign fees associated with new program needs identified by Kings Majestic Corporation d/b/a 651 Arts and the

Museum of Contemporary Diasporan Art, two of the cultural tenants. ENA, under its contract, is providing design and related consultant services.

Through the Skanska Amendment, NYCEDC proposes to amend the Skanska Contract to provide for (a) extended Project duration and (b) additional funds for pre-construction, construction and post-construction costs associated with Project construction work. Skanska, under its contract, is providing CM and related services, including construction.

Proposed Resolution: To authorize the President and any empowered officer to enter into the ENA Amendment, the Skanska Amendment and any needed Funding Source Agreements, substantially as described herein

The Downtown Brooklyn Cultural District – South Site Project was last presented to the Executive Committee on March 29, 2017.

NYCEDC Project Code: 5733

Staff: Rebecca Parelman, Project Director, Capital Program
Jennifer Cass, Vice President, Capital Program
Len Greco, Senior Vice President, Capital Program
Raymond Klein, Counsel, Legal

Exhibit B

**BUSH TERMINAL FILM/TV SOUNDSTAGE NORTH
Executive Committee Meeting
March 20, 2019**

Project: Construction, design and related services related to the full demolition of Unit D and selective interior demolition of Unit B, and design and construction of a new film/television soundstage at the Unit D site as well as support space within Unit B, at the Made in New York campus at Bush Terminal

Contractors:

- SO-IL Office Ltd. ("SO-IL")
- Hunter Roberts

Agreements to be Approved:

- A contract with SO-IL for Project design and related services (the "SO-IL Contract")
- One or more amendments (the "Hunter Roberts Amendments") to NYCEDC's 2017 FM/CM Contract with Hunter Roberts (the "Hunter Roberts Contract") to provide for CM and related services (primarily pre-construction matters) for the Project
- Any needed Funding Source Agreements

Procurement Methods:

- SO-IL The CM method of procurement in NYCEDC's contracts with the City.
- Hunter Roberts: Sole source amendments to a contract that was competitively procured. 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. With NYCEDC's approval, subcontractors retained by Hunter Roberts may, in turn, subcontract certain work.

Amount to be Approved:

- Up to \$6,800,000 for the SO-IL Contract
- Up to \$3,200,000 for the Hunter Roberts Amendments

Source of Funds: City Capital Budget funds and/or NYCEDC programmatic budget funds

Scope: SO-IL shall provide existing conditions assessment services (including site surveys, geo-tech and probes services), use/circulation assessment services, design services and related consulting services, assist with permitting, and perform construction administration to support the Project.

Hunter Roberts shall act as a CM and procure subcontractors primarily for pre-construction services related to the above described demolition and construction work. At a later time, it is anticipated that funds for construction and post-construction services will be added to the contract.

Proposed Resolution: To authorize the President and any empowered officer to enter into the SO-IL Contract, the Hunter Roberts Amendments and any needed Funding Source Agreements, substantially as described herein

NYCEDC Project Code: 7935

Staff: Phillip Grant, Senior Vice President, Asset Management
Krystin Hence, Assistant Vice President, Asset Management
Raymond Klein, Counsel, Legal

LOCATION MAP:



Exhibit C

JAMAICA FEASTS Executive Committee Meeting March 20, 2019

Project: Jamaica FEASTS is an entrepreneurship training program that offers business skills training and mentorship for first-time food entrepreneurs. A new, proposed iteration of Jamaica FEASTS will expand and adapt the existing curriculum to meet outstanding needs of students that were identified in the first two years of the program and will expand the program to other areas of Queens.

Contractor: Queens Borough Public Library ("Queens Library")

Agreements to be Approved:

- A contract with Queens Library and possibly amendments thereto (together, the "Contract") for services related to the Project
- Any needed Funding Source Agreements

Procurement Method: Sole source. Queens Library, the contractor selected through an RFP for the first iteration of the program, has deep pre-existing relationships with program participants, partner organizations and subject matter experts that are needed to guarantee continued success of the program.

Amount to be Approved: Up to \$376,835

Source of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: NYCEDC seeks to build upon the success of the Jamaica FEASTS program by expanding and adapting the curriculum to address outstanding needs faced by first-time food entrepreneurs. The existing curriculum for Jamaica FEASTS is focused on developing business skills including marketing, business development strategy, regulations/ permitting, and financing/accounting. In addition to continuing in Jamaica the existing entrepreneurship curriculum developed during the first iteration of the program, Queens Library will be responsible for additional deliverables during the Contract term, including but not limited to:

- Addition of one full-time staff member to provide follow-up support to program graduates through individualized and small group coaching sessions;
- Six additional program cohorts to be taught in other areas of Queens that demonstrate high demand/need for Jamaica FEASTS resources, including: Far Rockaway, Long Island City (Queensbridge), Flushing;
- Three additional program cohorts in Jamaica with specialized curricula focused on the specific challenges faced by different types of food businesses, including: caterers, brick-and-mortar restaurants, and packaged food products;
- Offer expanded network in Queens of subject matter experts to deliver specialized workshops focused on technical business skills (e.g., accounting, financial forecasting);
- Deliver "markets" and other themed food events at Queens Library locations to provide students with first-time vending opportunities.

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

The Jamaica FEASTS project was last presented to the Executive Committee under the name Downtown Jamaica Culinary Accelerator/Incubator on December 17, 2014.

NYCEDC Project Code: 5598

Staff: Karen Bhatia, Vice President, Initiatives
Jiayan Yu, Project Manager, Initiatives
Randi Cohen, Counsel, Legal

Exhibit D

**WILLOUGHBY SQUARE OPEN SPACE
Executive Committee Meeting
March 20, 2019**

Project: Design, engineering and related consulting services for Willoughby Square Open Space (the "Open Space") to be located on Willoughby Street between Albee Square West and Duffield Street in Downtown Brooklyn. The Project site is an approximately 1.15-acre, at-grade public open space and is a key component of the 2004 Downtown Brooklyn Plan. The Open Space will serve as the centerpiece for several ongoing and recently completed developments, including a mix of retail, office, residential, and hotel developments and will enhance future growth and private investment in Downtown Brooklyn. Originally, it was planned to have the Open Space on the roof of an underground parking structure, which no longer will be constructed.

Contractor: Hargreaves Jones Landscape Architecture D.P.C. ("Hargreaves Jones")

Agreements to be Approved:

- An agreement with Hargreaves Jones and possibly amendments thereto (together, the "Consultant Contract") for Project landscape architectural, design, engineering and related consulting services
- Any needed Funding Source Agreements

Procurement Method: Sole source. In 2009, NYCEDC entered into an agreement with Hargreaves Associates (an affiliate of Hargreaves Jones) for certain design services for the Open Space. Hargreaves Associates was procured pursuant to a publicly advertised RFQ and subsequent RFP. In order to complete the design, it is proposed to engage Hargreaves Jones which has the same owners as Hargreaves Associates and is staffed by the owners and supported by other Hargreaves Associates staff.

Amount to be Approved: Up to \$1,994,000

Sources of Funds: Capital Budget funds and/or NYCEDC programmatic budget funds.

Scope: Under its prior contract with NYCEDC related to the Project, Hargreaves Associates undertook schematic design services for the most part. Hargreaves Jones will now undertake additional schematic design services and other landscape architectural, design, engineering and related services for the Open Space project. The design of the Open Space will incorporate the design of a commemoration element to highlight the site's significance to the 19th century abolitionist movement in Brooklyn. Hargreaves Jones will subcontract the design and fabrication of the commemoration element and may provide related design services. Hargreaves Jones may also subcontract certain other services.

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

This Willoughby Square project was last presented to the Executive Committee on December 17, 2008.

NYCEDC Project Code: 2013

Staff: Yvi McEvilly, Assistant Vice President, Capital Program
Len Greco, Senior Vice President, Capital Program
Noah Young, Senior Counsel, Legal

Willoughby Square Open Space

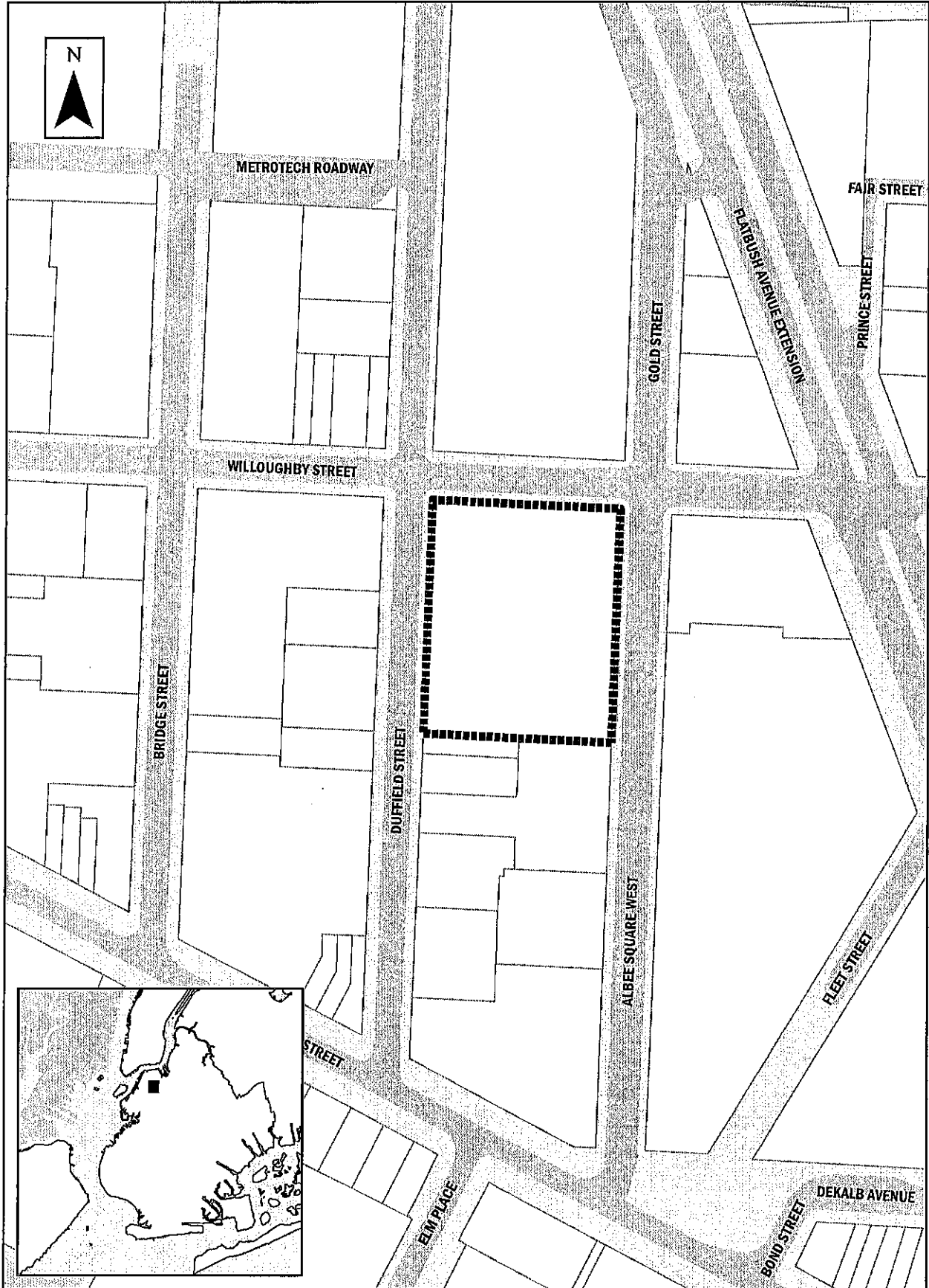


Exhibit E

CITYWIDE REHABILITATION/IMPROVEMENTS
Executive Committee Meeting
March 20, 2019

Project: Work related to facilities at various locations in the City

Contractor: Hunter Roberts

Agreements to be Approved for Project Work:

- One or more amendments (the "2012 Hunter Roberts Amendments") to NYCEDC's 2012 FM/CM Contract with Hunter Roberts (the "2012 Hunter Roberts Contract") to provide for Project services
- One or more amendments (the "2017 Hunter Roberts Amendments") to NYCEDC's 2017 FM/CM Contract with Hunter Roberts (the "2017 Hunter Roberts Contract") to provide for Project services
- Any needed Funding Source Agreements

Procurement Method: Sole source amendments to contracts that were competitively procured. 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. With NYCEDC's approval, subcontractors retained by Hunter Roberts may, in turn, subcontract certain work.

Amounts to be Approved:

- Up to \$1,200,000 for the 2012 Hunter Roberts Amendments
- Up to \$200,000 for the 2017 Hunter Roberts Amendments

Source of Funds to NYCEDC: City Capital Budget funds and NYCEDC programmatic budget funds and possibly City Tax Levy funds

Scope: At this time, NYCEDC proposes that Hunter Roberts undertake substantially the Project Work listed in Attachment A.

Proposed Resolution: To authorize the President and any empowered officer to enter into the 2012 Hunter Roberts Amendments, 2017 Hunter Roberts Amendments and any needed Funding Source Agreements, substantially as described herein

Staff: Phillip Grant, Senior Vice President, Asset Management
Angelica Zhang, Senior Project Manager, Asset Management
Krystin Hence, Assistant Vice President, Asset Management
Joseph Palazzola, Senior Project Manager, Asset Management
Michael Barone, Senior Counsel, Legal

Attachment A

Contract	Work Site	Borough	Project Work	Estimated Maximum Cost	Project Code
2012 Hunter Roberts	St. George Ferry Terminal	Manhattan	Work related to closing out all open permits on previous renovation work at the St. George Ferry Terminal	\$200,000 (Programmatic)	TBD
2012 Hunter Roberts	Brooklyn Navy Yard	Brooklyn	Design, construction and other related work for an NYC Ferry homeport at Pier C	\$1,000,000 (Capital)	6592
			Total 2012 Hunter Roberts Amendments	\$1,200,000	
2017 Hunter Roberts	Staten Island 9/11 Memorial	Staten Island	Design, construction and other related work at the Staten Island 9/11 Memorial	\$200,000 (Programmatic and/or City Tax Levy)	TBD
			Total 2017 Hunter Roberts Amendments	\$200,000	

Exhibit F

**WORKFORCE DEVELOPMENT PROGRAMS
Executive Committee Meeting
March 20, 2019**

Project: The development, administration and implementation of workforce training programs and other workforce development initiatives

Contractor: Workforce Development Corporation ("WDC")

Agreement to be Approved:

- An agreement with WDC for Project services (the "WDC Agreement") to provide WDC with funds for costs related to the Project
- Any needed Funding Source Agreements

Procurement Method: Sole source. WDC is a not-for-profit corporation that has a workforce development mission and experience, and a close relationship with SBS. In its past experience with the Project, WDC has also demonstrated that it is capable of facilitating the timely development of creative, flexible programs responsive to the needs of businesses and job seekers and, as such, has unique capabilities relevant to the continued progress of the Project.

Amount to be Approved: Up to \$5,400,000

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

Scope: Undertake Project activities for the period July 1, 2018 through June 30, 2019 with funding provided by SBS to NYCEDC. WDC has performed similar services for NYCEDC for several years. WDC's ability to continue providing Project services will ensure that New Yorkers continue to receive much-needed assistance in obtaining job skills necessary to find employment.

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

The Workforce Development Programs Project was last presented to the Executive Committee on March 20, 2018.

NYCEDC Project Code: 7752

Staff: Jessica Ingles, Senior Project Manager, Funding Agreements
Busayo Olupona, Counsel, Legal

Exhibit G

**ELEVATOR MAINTENANCE, REPAIR AND EMERGENCY SERVICES FOR BAT,
BUSH TERMINAL AND VARIOUS SITES
Executive Committee Meeting
March 20, 2019**

Project: Elevator maintenance, repair and emergency services (the "Elevator Maintenance") for BAT, Bush Terminal and various other sites managed by NYCEDC (the "Elevator Services")

Contractor: Schindler Elevator Corporation ("Schindler Elevator")

Agreements to be Approved: One or more amendments (the "Schindler Amendment") to NYCEDC's three year contract with Schindler (the "Schindler Contract") to provide Elevator Services to increase the amount of funds payable thereunder from the current amount of up to \$3,779,776

Procurement Method: Amendment(s) to a contract that was procured through a publicly advertised RFP

Amount to be Approved: Up to \$861,000

Sources of Funds to NYCEDC: NYCEDC programmatic budget funds

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

Background: BAT and Bush Terminal are City-owned properties leased and managed by NYCEDC. As part of its management duties under its annual contracts with the City, NYCEDC requires a contractor to provide the Elevator Services at BAT, Bush Terminal and other sites managed by NYCEDC. The Elevator Services include visual inspections, general preventative maintenance, and part replacements. Schindler Elevator is required to take all necessary measures to ensure that the elevators are in working order and up to date on all City required filings and to maintain a daily log of all services performed.

Under the Schindler Amendment, Schindler Elevator will continue to provide the materials and perform the tasks necessary to adequately furnish all labor, supervision, schedules, tools, equipment, supplies and permits for the Elevator Services.

The Schindler Contract was last presented to the Executive Committee on August 2, 2016.

NYCEDC Project Code: 6547

Staff: Judith Zevack, Senior Project Manager, Asset Management
Dave Aneiro, Facility Director, BAT
Noah Young, Senior Counsel, Legal

Exhibit H

**CITYWIDE PORTABLE TOILETS SERVICES
Executive Committee Meeting
March 20, 2019**

Project: On-call portable toilet services at various properties managed by NYCEDC and in connection with other NYCEDC activities

Contractor: Russell Reid Waste Hauling and Disposal Service Co., Inc. ("Russell Reid")

Agreement to be Approved: Contract with Russell Reid (the "Russell Reid Contract") to provide Project services.

Procurement Method: CM method of procurement in NYCEDC's contracts with the City

Amount to be Approved: Up to \$500,000

Sources of Funds: NYCEDC programmatic budget funds

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

Scope: Provide on-call portable toilet services at various properties managed by NYCEDC and in connection with other NYCEDC activities

NYCEDC Project Code: 7679

Staff: Eric Bassig, Project Manager, Administrative Services
Joseph Palazzola, Senior Project Manager, Asset Management
Noah Young, Senior Counsel, Legal

Exhibit I

**CITYWIDE HVAC MAINTENANCE AND REPAIR SERVICES
Executive Committee Meeting
March 20, 2019**

Project: On-call services for HVAC maintenance and repairs at various sites managed by NYCEDC

Contractors:

- Cooling Guard Mechanical Corp. ("Cooling Guard")
- Hughes Environmental Engineering, Inc. d/b/a Hughes Environmental ("Hughes")

Agreements to be Approved: A contract with Cooling Guard (the "Cooling Guard Contract") and a contract with Hughes (the "Hughes Contract") to provide Project services

Procurement Method: Publicly advertised RFP

Amount to be Approved: Up to \$4,000,000 in the aggregate for both contracts

Sources of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: Cooling Guard and Hughes will provide on-call HVAC maintenance and repair services for various sites managed by NYCEDC

Proposed Resolution: To authorize the President and any empowered officer to enter into the Cooling Guard Contract and the Hughes Contract, substantially as described herein

NYCEDC Project Code: 7218

Staff: Eric Bassig, Project Manager, Administrative Services
Joseph Palazzola, Senior Project Manager, Asset Management
Michael Barone, Senior Counsel, Legal

Exhibit J

**CITYWIDE ON-CALL FENCING SERVICES
Executive Committee Meeting
March 20, 2019**

Project: On-call fencing work at various properties managed by NYCEDC or with regard to which NYCEDC provides services (the "Services")

Contractor: Yaboo Fence Co., Inc. ("Yaboo")

Agreement to be Approved: Contract with Yaboo (the "Fencing Contract") to provide the Services

Procurement Method: CM method of procurement in NYCEDC's contracts with the City

Amount to be Approved: Up to \$500,000

Sources of Funds: NYCEDC programmatic budget funds

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

Scope: Provide on-call fencing services for various properties managed by NYCEDC or with regard to which NYCEDC provides services, including constructing, obtaining and installing temporary and permanent fences, and repairing fences.

NYCEDC Project Code: 7217

Staff: Eric Bassig, Project Manager, Administrative Services
Joseph Palazzola, Senior Project Manager, Asset Management
Caroline Nguyen, Counsel, Legal

FUNDING AGREEMENTS
Executive Committee Meeting
March 20, 2019

Proposed Resolution: To authorize the President and any empowered officer to enter into funding agreements that have been procured on a sole source basis, substantially as described herein, and any agreements necessary to obtain funds for said agreements

Exhibit K

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(es), Borough	Source of New NYCEDC Funds	Amount Under New Agreement/ Amendment	Application of Funds
(1) The Guild for Exceptional Children, Inc. ("GEC"), a not-for-profit corporation – Funding Agreement	311 Senator Street, Brooklyn	City Council	Up to \$821,463	To fund a portion of the cost of renovating a GEC intermediate care facility for severely disabled individuals.
(2) Samaritan Daytop Village, Inc., a not-for-profit corporation – Funding Agreement	119 West 106 th Street, Manhattan	Manhattan Borough President, City Council	Up to \$1,010,732	To fund a portion of the cost of renovations of a building used as a residential substance abuse treatment facility, consisting primarily of renovating communal bathrooms, the HVAC system and the roof

NYCEDC Project Codes: (1) 6702, (2) 6081

NYCEDC Staff: (1) Alyssa Figueras, Senior Project Manager; (2) Sandy Chung, Assistant Vice President

Description of Contractors

- (1) The Guild for Exceptional Children, Inc. is a not-for-profit corporation that was incorporated in 1958 by mothers of individuals living with developmental disabilities to assist family members with the many challenges associated with raising a child with special needs and assisting that family in building a bright future for the individual.
- (2) Samaritan Daytop Village, Inc. is a not-for-profit corporation that serves an underserved community with programs targeting victims of substance abuse, homelessness, women and children in need, seniors and low income families.