



NOTICE OF REGULAR MEETING OF THE EXECUTIVE COMMITTEE
OF NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
September 27, 2019

A regular meeting of the Executive Committee of the Board of Directors of New York City Economic Development Corporation ("NYCEDC") will be held at 9:00 a.m. on Friday, September 27, 2019 in Conference Center A/B, on the 14th Floor at the offices of NYCEDC at One Liberty Plaza, New York, New York. The agenda for the meeting is as follows:

- I. Approval of Minutes of the August 13, 2019 Regular Meeting of the Executive Committee
- II. Contracts and Other Matters
 - Financial District and Seaport Climate Resilience Master Plan
 - Manhattan Greenway Harlem River
 - Water Street Corridor Streetscape Improvements
 - On-Call Urban Planning and Design Services
 - WE NYC Loan Loss Reserve Fund
 - Public Retail Markets Branding and Marketing
 - East River Waterfront in Lower Manhattan
 - NYC Media Lab
 - NYCEDC Incubator Initiative: Made in NY Media Center
 - Citywide Rehabilitation/Improvements
 - Citywide Plumbing Services
 - Waterfront Maintenance
 - CCTV Maintenance for NYCEDC Properties
 - On-Call Citywide Rubbish Removal Services
 - Elevator Maintenance, Repair and Emergency Services at the Brooklyn Army Terminal and Various Sites
 - Academy Express, L.L.C. Service Contract: Amendment
- III. Such other business as may properly come before the meeting

New York, New York
Dated: September 20, 2019


Assistant Secretary

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MEETING OF
THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
September 27, 2019

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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



MINUTES OF THE REGULAR MEETING
OF THE EXECUTIVE COMMITTEE
OF
NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION
August 13, 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 Tuesday, August 13, 2019, at NYCEDC’s offices at One Liberty Plaza, in Conference Center A/B, New York, New York.

The following members of the Executive Committee were present:

William Candelaria
Wilton Cedeno (by conference telephone)
William Floyd (by conference telephone)
James McSpiritt
James Patchett
Michael Schlein (by conference telephone)
Timothy Wilkins
Betty Woo

Other Directors of NYCEDC, members of NYCEDC staff and a member of the public also were present.

The meeting was called to order at 9:12 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 June 26, 2019 Regular Meeting of the Executive Committee

There were no questions or comments with respect to the minutes of the June 26, 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) Hunts Point Energy Resiliency

Prince Flanigan, an Assistant Vice President of NYCEDC, presented a proposed contract with Henningson, Durham & Richardson, P.C. d/b/a Henningson, Durham & Richardson, Architecture and Engineering, P.C. (“HDR”) for design, engineering and related services for the installation of a solar photovoltaic (solar panel) system, backup generators and a trigeneration (power, heating, and cooling) system in Hunts Point, on substantially the terms set forth in Exhibit A hereto.

At this time, Mr. Patchett explained that Hunts Point was significantly impacted by flooding during Superstorm Sandy, that storm resiliency was critical in Hunts Point because it provided much of the City’s food supply, and that this project would provide resiliency of power to the area’s food distributors and lower emissions to the neighborhood. Louise Yeung, a Vice President of NYCEDC, added that one of the most important aspects of the air quality impact of this project was that it allowed for a portion of the many diesel refrigerated trucks, which otherwise idled in the produce market lot, to plug into the grid and thereby reduce local air pollutants.

In answer to a question from Mr. Ceden, Ms. Yeung explained that the mobile generators were traditional generators that would only be used on an emergency, as needed basis, that all other systems were permanent and had sustainability elements to them, and that this project incorporated a mix of solutions to meet the specific resiliency needs of the large refrigerating and warehousing facilities in Hunts Point.

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

(b) Urban Technology Growth Hubs

Mae Stover, a Senior Project Manager of NYCEDC, presented a proposal for one or more contract amendments to NYCEDC’s contract with each of New Lab, LLC and Grand Central Technology Accelerator LLC for services related to the Urban Technology Growth Hubs project, which provides affordable workspace, access to a professional network, a co-located prototyping and testing facility, and sector specific programming for growth stage companies that address New York City’s most pressing urban challenges related to infrastructure, mobility, energy, waste, water, and food systems, primarily to add additional project work, including piloting opportunities for start-ups and thought leadership for the Urbantech NYC community, on substantially the terms set forth in Exhibit B hereto.

In answer to a question from Mr. Wilkins, Sander Dolder, a Vice President of NYCEDC, stated that a professor from Cornell Tech was involved in a past pilot that was done for this project focusing on mobility and transportation issues around downtown Brooklyn. Mr. Patchett added that another pilot would be launched and would likely involve academic partners.

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

(c) Sunset Park Infrastructure

Len Greco, a Senior Vice President of NYCEDC, presented a proposal for (i) one or more amendments to NYCEDC's construction management ("CM") contract (a "CM Contract") with AECOM USA, Inc. for the construction of roadways, sidewalks, enhanced lighting and related improvements in the Sunset Park neighborhood of Brooklyn, primarily between 36th Street and 45th Street, from the waterfront to the Gowanus Expressway, to provide for additional services related to the project, and (ii) any agreements necessary to obtain funds ("Funding Source Agreements") for this project, on substantially the terms set forth in Exhibit C hereto.

Mr. Patchett discussed the funding sources. In answer to a question from Mr. McSpiritt, Mr. Patchett stated that NYCEDC surveyed the City's waterfronts each year to assess the state of the infrastructure.

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.

(d) Construction Management Services

Mr. Greco presented a proposal for (i) an amendment to NYCEDC's CM Contract with Armand Corporation d/b/a Armand of New York ("Armand") for work related to facilities at various location in New York City to provide for (1) an increase to Armand's task assignment award limit from up to \$5,000,000 to up to \$15,000,000, (2) additional funds for the Red Hook Library project, and (3) funds for the Firehouse, North Brooklyn Community Center project, and (ii) any needed Funding Source Agreements for this work, on substantially the terms set forth in Exhibit D hereto.

At this time, Mr. Patchett noted that Armand was a Minority, Women-Owned and Disadvantaged Business Enterprise ("M/W/DBE") firm that had done well and continued to grow its capacity for larger-scale projects, and that this was NYCEDC's goal for M/W/DBEs. As a result, NYCEDC wished to authorize an increase in the size of projects Armand could undertake.

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

(e) Not-For-Profit Loan Fund

Jasper Wilson, an Assistant Vice President of NYCEDC, Priya Ananthanathan, an Assistant Vice President of NYCEDC, and Matthew Furlong, a Vice President of

NYCEDC, presented a proposal for (i) one or more agreements with each applicant approved for a loan, pursuant to which funds would be provided for its project, (ii) any ancillary agreements reasonably necessary to facilitate the loans, and (iii) related actions, all in connection with the Not-For-Profit Loan Fund (“NPLF”), a program that will provide affordable loan financing to selected not-for-profit organizations (“NFPs”), on substantially the terms set forth in Exhibit E hereto.

Mr. Furlong indicated possible parameters for the loans. In answer to a question from Mr. Wilkins, Mr. Patchett stated that because capital funding was being used for capital construction projects the interest was not likely to be eligible for City funding. In answer to a second question from Mr. Wilkins, Ms. Ananthanathan stated that the NPLF would help support the NFPs that were unable to access the community development financial institution (“CDFI”) market, as well as those NFPs interested in keeping everything in-house when they had City Capital. Mr. Furlong stated that NYCEDC felt that the NPLF complimented the market, and that there were projects that NYCEDC could de-risk on the bridge side in order to get the projects off the ground before bringing in a CDFI lender for the permanent financing.

In answer to another question from Mr. Wilkins, Mr. Patchett stated that there would typically be short terms loans of between 6-18 months and that the aim would be to not have more than \$25 million in loans outstanding at any time. In answer to a question from Ms. Woo, Mr. Furlong stated that at this point, even though the NPLF program allowed it, groups not receiving City Capital were not anticipated to be given loans under the NPLF program, and that expanding the program to include such groups would require additional research as this changes the risk profile given the different collateral source. Mr. Furlong noted that currently the NPLF program was only for groups getting City funding through the discretionary process, and only for loans up to the amount of the City grant. In answer to a question from Mr. McSpirtt, Mr. Furlong stated that the application process would be open to the public, that NYCEDC was in the process of building a web-based application, and that it would dovetail on the back of a funding agreement. In answer to another question from Mr. McSpirtt, Mr. Patchett explained that NYCEDC envisioned doing one or two loans at the outset and then assessing the demand for these loans, and that NYCEDC did not plan to market this widely as NYCEDC already had relationships with many of these types of NFPs through past funding agreements. Mr. Patchett added that many NFPs had existing lending relationships and would not need this program, but that there also was a subset of NFPs that for various reasons dealt with financial struggles and the NPLF was a mechanism that could help those types of situations.

In answer to an additional question from Mr. Wilkins, Eric Clement, a Managing Director of NYCEDC, stated that NFPs that were seeking larger bridge financing typically needed loans with terms much longer than 6-18 months, and that therefore such groups were unlikely to come to NYCEDC because of the shorter maximum durations of NPLF loans. Mr. Patchett then explained that lowering the NPLF’s maximum loan amount would be detrimental because NYCEDC needed the flexibility at the outset of this program to help with the wide ranging needs of different NFPs, even though NYCEDC expected that large loans would be the exception and that smaller

loans would be the norm. Lastly, in answer to a question from Ms. Woo, Mr. Patchett stated that NYCEDC would not be coming back to the Executive Committee for each loan.

A motion was made to authorize the matters set forth for authorization in the Proposed Resolution section of Exhibit E 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 Mr. Katz.

(a) East River Waterfront in Lower Manhattan

(i) A proposed amendment to NYCEDC's CM Contract with Hunter Roberts Construction Group, L.L.C. ("Hunter Roberts") for CM and related services for the Esplanade and Piers Project (the "E&P Project") on the East River waterfront in Lower Manhattan, to provide primarily for additional CM, construction and post-construction services for that portion of the E&P Project related to Esplanade Package 4 Reconstruction, and (ii) any needed Funding Source Agreements or amendments to Funding Source Agreements for this project, on substantially the terms set forth in Exhibit F hereto.

(b) Brooklyn Bridge Esplanade

(i) A proposed amendment to NYCEDC's contract with Starr Whitehouse Landscape Architects and Planners PLLC for architectural and engineering design and related services for the new Brooklyn Bridge Esplanade adjacent to the East River between Catherine and Peck Slips in Manhattan, to provide for additional project work, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit G hereto.

(c) New York Genome Center Loan

A proposed amendment to the Loan Agreement, dated November 16, 2012, between NYCEDC and New York Genome Center, Inc., primarily to convert the outstanding principal and accrued interest of an outstanding 2012 loan into a grant for the New York Genome Center, an approximately 170,000 square foot nonprofit scientific research and development facility, located at 101 Avenue of the Americas in Manhattan, on substantially the terms set forth in Exhibit H hereto.

In answer to a question from Mr. McSpirtt, Mr. Katz explained that the source of this grant was NYCEDC programmatic budget funds.

(d) NYC Ferry Service

(i) A proposed amendment to the May Ship Repair Contracting Corporation contract (the “MSR Contract”) for the provision of barge fabrication services related to the further implementation of the NYC Ferry Program (the “Ferry Program”) approved by the Executive Committee on February 6, 2019, to provide for additional Ferry Program-related barge fabrication services and to provide that services under the MSR Contract may also include barge retrofitting services, and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit I hereto.

In answer to a question from Mr. McSpiritt, Mr. Patchett stated that NYCEDC would be completing its year-end financials by the end of September, and that therefore NYCEDC would have data available at that time regarding the Ferry Program’s financial impact. Mr. Patchett then noted that the cost on a per-rider basis had gone down a meaningful amount from last year to this year. In answer to a question from Mr. Candelaria, Mr. Patchett stated that this lowering of the per-rider cost resulted from a combination of factors, which included increased ridership, lower operating costs due largely to the lower percentage of vessels that NYCEDC was chartering, and the decreasing impact of NYCEDC’s fixed annual payment to the operator as the number of ferry riders continued to go up.

(e) Citywide Rehabilitation/Improvements

(i) One or more proposed amendments to NYCEDC’s CM Contract with Armand, (ii) one or more proposed amendments to NYCEDC’s 2017 CM Contract with Skanska USA Building Inc., (iii) one or more proposed amendments to NYCEDC’s CM Contract with The McKissack Group, Inc. d/b/a McKissack & McKissack, and (iv) one or more proposed amendments to NYCEDC’s 2017 facilities management/construction management contract (a “FM/CM Contract”) with Hunter Roberts, all to provide for work related to waterfront and other facilities at various locations in the City, and (v) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit J hereto.

(f) Elevator Maintenance, Repair and Emergency Services at the Brooklyn Army Terminal, Bush Terminal and Various Sites

A proposed 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 for three years, plus two one-year extension options, on substantially the terms set forth in Exhibit K hereto.

(g) Staten Island Emergency Bulkhead Repairs

(i) A proposed agreement with Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. for design, engineering and related consulting services for the Staten Island Esplanade emergency bulkhead repair project,

and (ii) any needed Funding Source Agreements for this project, on substantially the terms set forth in Exhibit L hereto.

(h) Academy Express, L.L.C. Service Contract: Amendment

(i) A proposed amendment to the contract (the “Academy Contract”) with Academy Express, L.L.C. for the provision of express bus service between the South Shore of Staten Island and Midtown Manhattan during peak weekday morning and evening hours, to extend the contract term for twelve months until September 7, 2020, (ii) any needed Funding Source Agreements for this project, and (iii) any other needed agreements, amendments to agreements (including a memorandum of understanding with the New York City Department of Transportation) or arrangements with one or more City or State agencies or affiliates thereof related to their assisting in the administration of the Academy Contract, on substantially the terms set forth in Exhibit M hereto.

(i) Funding Agreement

(i) A proposed funding agreement with The Children’s Aid Society or an affiliate to fund a portion of the cost of the renovation of the Goodhue Pool, an outdoor swimming pool open to the public, and (ii) any agreements necessary to obtain funds for said agreement, on substantially the terms set forth in Exhibit N hereto.

(j) Communications Support Services

(i) One or more proposed amendments to a small purchase contract with Daniel J. Edelman, Inc. for the provision of communications and related services, to extend the term and to provide for additional project services, and (ii) proposed contracts, and possibly amendments thereto, with one or more other contractors to provide for additional project services, on substantially the terms set forth in Exhibit O hereto.

(k) Compliance with Revenue Sharing, Participation and Other Payment Provisions under Leases, Contracts of Sale and Other Agreements

A proposed contract, and possibly amendments thereto, with each of one or more of Deloitte LLP, RSM US LLP, CohnReznick LLP, and Susan H. Nadler, CPA, PLLC for services primarily related to the review of compliance with revenue sharing, participation and other payment provisions and similar provisions under select leases, contracts of sale, management agreements, operating agreements and similar and related documents that NYCEDC administers or is otherwise involved with, on substantially the terms set forth in Exhibit P 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 F – P hereto. Such motion was seconded and

unanimously approved.

4. Approvals

With respect to the items set forth in Sections 2(a) – (e) and 3(a) – (k) 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 10:16 a.m.

Assistant Secretary

Dated: _____
New York, New York

DRAFT

Attachment 1

DEFINITIONS

Apple	Apple Industrial Development Corp.
Armand	Armand Corporation d/b/a Armand of New York
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FEMA	Federal Emergency Management Agency
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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.
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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

**HUNTS POINT ENERGY RESILIENCY
Executive Committee Meeting
August 13, 2019**

Project: Design, engineering and related services for the installation of a solar photovoltaic (solar panel) system, backup generators and a trigeneration (power, heating, and cooling) system in Hunts Point.

Contractor: Henningson, Durham & Richardson, P.C. d/b/a Henningson, Durham & Richardson, Architecture and Engineering, P.C. ("HDR")

Agreement[s] to be Approved: A contract with HDR for Project related services (the "Design Contract")

Procurement Method: Publicly advertised RFP

Amount to be Approved: Up to \$6,500,000

Source of Funds to NYCEDC: City Capital Budget funds and CDBG-DR Funds

Scope: HDR shall provide design, engineering, and related services to support the construction of a trigeneration system, the installation of a solar photovoltaic system and the installation of backup generators. The trigeneration system will be located at Hunts Point Site D and will provide backup power for up to three days to the Hunts Point Meat Market and Produce Market. In addition, the trigeneration system on an ongoing basis will also provide chilled water to the Hunts Point Produce Market and hot water to the Hunts Point Meat Market. The solar photovoltaic system will be located at two schools: MS 424 and PS 48, both located in Hunts Point, and will provide emergency power for both schools. The emergency backup generators at no charge to tenants will provide a few days of backup power to food distributors located at 400 Food Center Drive, 550 Food Center Drive and 600 Food Center Drive in Hunts Point.

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

NYCEDC Project Code: 6111

Staff: Prince Flanigan, Assistant Vice President, Asset Management
Louise Yeung, Vice President, Asset Management
Raymond Klein, Counsel, Legal

Exhibit B

**URBAN TECHNOLOGY GROWTH HUBS
Executive Committee Meeting
August 13, 2019**

Project: The Urban Technology Growth Hubs (the "Hubs") project provides affordable workspace, access to a professional network, a co-located prototyping and testing facility, and sector specific programming for growth stage companies that address New York City's most pressing urban challenges related to infrastructure, mobility, energy, waste, water, and food systems.

Contractors: New Lab, LLC ("New Lab") and Grand Central Technology Accelerator LLC ("Grand Central Tech")

Agreements to be Approved: One or more contract amendments (together, the "Amendments") to NYCEDC's contract with New Lab and contract with Grand Central Tech for Project services primarily to add additional work, including piloting opportunities for start ups and thought leadership for the Urbantech NYC community

Procurement Method: Sole source amendments to contracts that were competitively procured through a publicly advertised RFP

Amount to be Approved: Up to an additional \$650,000 consisting of up to \$375,000 for New Lab and up to \$275,000 for Grand Central Tech

Source of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: In order to provide additional support for growth stage companies, NYCEDC would like to expand the existing programming at the Hubs to include:

1. Piloting opportunities for startups to test their technologies in real world environments
2. Working primarily with growth stage companies and academic institutions to provide thought leadership for urban challenges, including work on academic research papers, an Urbantech podcast, and a framework for a data collaborative to promote the responsible use of shared data.

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

The Urban Technology Growth Hub was last presented to the Executive Committee on August 5, 2015.

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NYCEDC Project Code: 6092

Staff: Sander Dolder, Vice President, Initiatives
Mae Stover, Senior Project Manager, Initiatives
Tiffany Lacker, Senior Counsel, Legal

Exhibit C

SUNSET PARK INFRASTRUCTURE Executive Committee Meeting August 13, 2019

Project: Construction of roadways, sidewalks, enhanced lighting and related improvements in the Sunset Park neighborhood of Brooklyn, primarily between 36th Street and 45th Street, from the waterfront to the Gowanus Expressway

Contractor: AECOM USA, Inc. ("AECOM")

Agreements to be Approved:

- One or more amendments (the "AECOM Amendment") to NYCEDC's CM Contract with AECOM (the "AECOM Contract") for the Project to provide for additional services related to the Project
- Any needed Funding Source Agreements

Procurement Method: A sole source amendment to a contract competitively procured through a publicly advertised RFP using the competitive sealed proposals procurement method. AECOM will act as CM and will continue to procure subcontractors for Project work in a manner permitted under the AECOM 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.

Amount to be Approved: Up to \$12,000,000 for the AECOM Amendment, bringing the total authorized amount of the AECOM Contract to up to \$46,300,000

Source of Funds to NYCEDC:

- City Capital Budget funds
- NYCEDC programmatic budget funds

Scope: The Project is intended to improve vehicular and pedestrian infrastructure to connect Sunset Park residents and workers with employment and recreation centers safely and efficiently. Many of the streets in the area are old cobblestone streets dominated by de-commissioned rail tracks that have fallen into disrepair. The removal of abandoned rail tracks and cobblestone followed by full-depth roadway reconstruction of the streets in the area will improve safe access in this heavily trafficked Southwest Brooklyn Industrial Business Zone. Sidewalk reconstruction and other streetscape amenities, as well as enhanced lighting, improved drainage, crosswalk extensions and potential traffic reconfigurations will all improve pedestrian safety and access.

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The work under the AECOM Amendment primarily includes additional CM and related services, including pre-construction, construction and post-construction services, to install sports field and pathway lighting, and to repair the bulkhead between Pier 4 and Pier 5 in Bush Terminal Piers Park.

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

The Sunset Park Infrastructure project was last presented to the Executive Committee on November 9, 2017.

NYCEDC Project Code: 6387

Staff: Len Greco, Senior Vice President, Capital
Kathryn Prybylski, Vice President, Capital
Sakiru Okeowo, Project Director, Capital
Michael Barone, Senior Counsel, Legal

Exhibit D

**CONSTRUCTION MANAGEMENT SERVICES
Executive Committee Meeting
August 13, 2019**

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

Contractor: Armand

Agreements to be Approved:

- An amendment (the "Armand Amendment") to NYCEDC's CM Contract with Armand (the "Armand Contract") to provide for the following:
 - An increase to Armand's task assignment award limit from up to \$5,000,000 to up to \$15,000,000
 - Additional funds for the Red Hook Library project (the "Red Hook Library Project")
 - Funds for the Firehouse, North Brooklyn Community Center project (the "Firehouse Project")
- Any needed Funding Source Agreements

Procurement Method: Sole source amendment to a contract that was competitively procured. Armand will 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 Armand may, in turn, subcontract certain work.

Amount to be Approved:

A total of up to \$23,000,000 for the Armand Amendment, including the following:

- Up to \$14,146,607 for the Red Hook Library Project (in addition to \$853,393 previously authorized by the Executive Committee for the Armand Contract for this project)
- Up to \$8,000,000 for the Firehouse Project

Source of Funds to NYCEDC:

- Red Hook Library Project: City Capital Budget funds provided by the Brooklyn Public Library ("BPL")
- The Firehouse Project: City Capital Budget funds, New York State funds provided by the Dormitory Authority of the State of New York, and private funds provided by the Firehouse, North Brooklyn Community Center

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Scope: NYCEDC performs a variety of construction management functions on behalf of the City and also regularly assists the City by undertaking or participating in capital and other projects at these managed and other properties (including privately-owned properties), in order to implement the City's economic development goals.

NYCEDC issued an RFP for contractors to provide CM services ("CM Services") at various properties located throughout the City, for two separate streams of services, one of which was developed to encourage meaningful participation by emerging CMs.

Armand was an emerging CM and was selected to provide CM Services under the Armand Contract. As previously authorized, individual task assignments for the emerging CMs were substantially to be for projects of up to \$5,000,000 except as otherwise determined by NYCEDC. Given Armand's performance on its projects and indicated capabilities and capacity, NYCEDC proposes to amend the Armand Contract to allow the threshold for task assignments to be increased to \$15,000,000.

At the May 10, 2017 Executive Committee meeting, NYCEDC was authorized to amend the Armand contract for up to \$853,393 to provide CM services for certain capital improvements for the Red Hook Library project. As design work progressed, BPL decided to expand the scope to include additional work on both the interior and exterior of the existing building, which work will be undertaken by Armand and its subcontractors. The total project cost is now expected to be up to \$15,000,000

The Firehouse Project will be undertaken by Armand and its subcontractors and will involve renovation of the former Engine Co. 212 firehouse, located at 134 Wythe Avenue in Williamsburg, Brooklyn, into a permanent home for community not-for-profit organizations, cultural programming, exhibitions, events and classes.

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

NYCEDC Project Code: 6452

Staff: Len Greco, Senior Vice President, Capital
Vedesh Persaud, Assistant Vice President, Asset Management
Michael Barone, Senior Counsel, Legal

Exhibit E

**NOT-FOR-PROFIT LOAN FUND
Executive Committee Meeting
August 13, 2019**

Project: The Not-for-Profit Loan Fund (“NPLF” or the “Program”) will provide affordable loan financing to selected not-for-profit organizations. Loan proceeds will fund expenses associated with capital projects awaiting payment, without limitation, of government and/or foundation grants, including City Capital Budget awards, and/or from capital campaigns.

Application and Award: Applicants will be selected based on an application process that is open to the public. Applicants must be a not-for-profit organization and will be assessed by a credit committee consisting of senior and experienced NYCEDC staff, based on criteria including, without limitation, the following:

- The financial condition of the applicant
- Clearly defined use of proceeds
- The sources of loan collateral

Applicants selected by the credit committee will be presented to a member of NYCEDC’s leadership for final approval. If an applicant is approved by the President or any Executive Vice President of NYCEDC, NYCEDC, either directly or through a limited liability company of which NYCEDC will be the sole member, may make loans to the successful applicant (subject to applicable legal, governmental and regulatory approvals).

Agreements to be Approved:

- One or more agreements (the “Loan Agreements”) with each applicant approved for a loan, pursuant to which funds will be provided for its project
- Any ancillary agreements (the “Ancillary Agreements”) reasonably necessary to facilitate the loans under the Program

Program Amount to be Approved: Up to \$25,000,000 to be disbursed to eligible applicants. Repaid principal payments and interest earned may also be used for additional loans under the Program.

Source of Funds: NYCEDC programmatic budget funds

Proposed Resolution: To authorize the President and any empowered officer to:

- execute Agreements with successful applicants to the Program selected substantially as described herein for loans, and any needed Ancillary Agreements
- take all necessary or appropriate actions related to implementing the Program, substantially as described herein

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Individual loans, agreements and actions taken pursuant to this authorization will not require separate Board or Executive Committee approval.

Staff: Eric Clement, Managing Director, Strategic Investments Group
Matthew Furlong, Vice President, Strategic Investments Group
Jasper Wilson, Assistant Vice President, Strategic Investments Group
Emily Marcus, Senior Project Manager, Strategic Investments Group
Elizabeth Verostek, Senior Vice President, Finance
Melanie McMann, Vice President, Funding Agreements
Priya Ananthanathan, Assistance Vice President, Funding Agreements
Salman Khalid, Project Manager, Funding Agreements
Jay Lopez, Counsel, Legal

Exhibit F

**EAST RIVER WATERFRONT IN LOWER MANHATTAN
Executive Committee Meeting
August 13, 2019**

Project: Construction management and related services, including primarily, construction and post-construction services, for the construction of portions of the Esplanade and Piers Project (the "E&P Project") on the East River waterfront in Lower Manhattan

Contractor: Hunter Roberts

Agreements to be Approved:

- An amendment (the "Hunter Roberts Amendment") to NYCEDC's CM contract with Hunter Robert (the "HR Contract") for the E&P Project to provide primarily for additional construction management, construction and post-construction services for that portion of the E&P Project related to Esplanade Package 4 Reconstruction
- Any needed Funding Source Agreements or amendments to Funding Source Agreements

Procurement Method: A sole source amendment to a competitively procured CM Contract

Amount to be Approved: Up to \$775,000 for the Hunter Roberts Amendment, bringing the total authorized amount of the HR Contract to up to \$31,025,000

Sources of Funds: CDBG funds made available to NYCEDC by LMDC

Scope: The E&P Project is being performed in stages and has been subdivided into various sub-projects.

The E&P Project work currently contemplated to be undertaken pursuant to the Hunter Roberts Amendment primarily consists of:

- Work to complete Esplanade Package 4 Reconstruction, which is located between the East River and South Street under the FDR Drive from Catherine Slip to Pike Slip. The main improvements to be constructed under this sub-project are pavement resurfacing using pavers similar to those found on the rest of the E&P Project, railings, and furniture installation with custom elements.
- Repair of a sinkhole impacting the completion of Esplanade Package 4 Reconstruction.

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

The East River Waterfront in Lower Manhattan Project was last presented to the Executive Committee on November 9, 2017.

NYCEDC Project Code: 1706

Staff: Raksha Ghulati, Assistant Vice President, Capital Program
Kathryn Prybylski, Vice President, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Exhibit G

BROOKLYN BRIDGE ESPLANADE Executive Committee Meeting August 13, 2019

Project: Architectural and engineering design and related services (the "Services") for the new Brooklyn Bridge Esplanade adjacent to the East River between Catherine and Peck Slips in Manhattan

Contractor: Starr Whitehouse Landscape Architects and Planners PLLC ("Starr Whitehouse")

Agreements to be Approved:

- An amendment (the "Starr Whitehouse Amendment") to NYCEDC's contract with Starr Whitehouse (the "Starr Whitehouse Contract") for the Services
- Any needed Funding Source Agreements

Procurement Method: An amendment to the Starr Whitehouse Contract, which was procured through a publicly advertised RFP

Amount to be Approved: Up to \$1,500,000 for the Starr Whitehouse Amendment, bringing the total authorized amount for the Starr Whitehouse Contract to up to \$2,500,000

Source of Funds: CDBG funds being made available for the Project by LMDC and/or City Capital Budget funds

Scope: The Project entails the creation of a new esplanade that includes a diverse series of landscaping, public amenities and dedicated bicycle improvements. It seeks to enhance the identity of the existing esplanade in this area as it relates to the rest of the waterfront and the natural shoal under the Brooklyn Bridge. The Project will complement the Lower Manhattan Coastal Resilience Project as well as the existing East River Esplanade to the north and south. The proposed amendment is for additional work that was originally included in the RFP but for which funds were not available at the time of the previous Executive Committee approval of the Starr Whitehouse Contract.

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

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The Project was last presented to the Executive Committee on September 28, 2018.

NYCEDC Project Code: 6998

Staff: Raksha Ghulati, Assistant Vice President, Capital Program
Kathryn Prybylski, Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

Exhibit H

NEW YORK GENOME CENTER LOAN Executive Committee Meeting August 13, 2019

Project: The New York Genome Center (the "Center") is an approximately 170,000 square foot nonprofit scientific research and development facility, located at 101 Avenue of the Americas in Manhattan, the mission of which is to leverage genomic research to advance science and therapies for patients. The Center has served as an unparalleled scientific asset to the City, and is committed to improving on the value it delivers to the City and the greater life sciences community.

In 2012, as part of its earlier commitments to the life sciences area, NYCEDC provided a 10-year loan to New York Genome Center, Inc., in a principal amount of \$5,000,000, at a fixed interest rate of 5.00% per annum, primarily for facility development. Other civic partners, local academic institutions and philanthropic entities also provided funding support to the Center at that time. As of July 2019, approximately \$3.25 million of the principal of the 2012 NYCEDC loan remained outstanding.

Since 2012 the market for high-end genomic sequencing services has developed less rapidly than the Center projected. In response, the Center has reoriented its research activities to focus on neurodegenerative diseases, neuropsychiatric diseases and cancers. In addition to the Center's organizational pivot, it seeks to deliver and enable programs to advance policy goals important to NYCEDC pertaining to the life sciences sector.

In support of its continuing partnership with NYCEDC, the Center will deliver or enable programs that support the life sciences sector in New York City, including:

- (i) support for early-stage life sciences companies and early-career talent such as workforce training seminars, industry-focused conferences, and/or networking events at the Center; and
- (ii) general audience and K-12 science educational programming.

The Center continues to rely on philanthropic support to continue operations and NYCEDC is an important partner. NYCEDC will continue its support of the Center by converting the outstanding approximately \$3.25 million 2012 loan, plus accrued interest, to a sole source grant. (Interest was most recently paid on July 5, 2019.)

Agreement to be Approved: Amendment to the Loan Agreement, dated November 16, 2012, between NYCEDC and New York Genome Center, Inc., primarily to convert the outstanding principal and accrued interest into a grant

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Source of Funds to NYCEDC: The loan was made with NYCEDC programmatic budget funds.

Proposed Resolution: To authorize the President and any empowered officer to amend the terms of the 2012 NYCEDC loan agreement substantially as described herein and to enter into any necessary related documents

The New York Genome Center was last presented to the Executive Committee on February 1, 2012.

NYCEDC Project Code: 4982

Staff: Carlo Yuvienco, Vice President, Life Sciences
Doug Thiede, Senior Vice President, Life Sciences and Healthcare
Adam Lewis, Senior Counsel, Legal

Exhibit I

**NYC FERRY SERVICE
Executive Committee Meeting
August 13, 2019**

Project: Barge fabrication and retrofitting services related to the further implementation of the NYC Ferry program. NYC Ferry has now launched six routes and, as Mayor de Blasio announced on January 10, 2019, the NYC Ferry service will be expanding, adding two new routes (the St. George and Coney Island routes) and modifying service on three existing routes (extending the Soundview route to Throgs Neck, adding the Brooklyn Navy Yard to the Astoria route, removing DUMBO from the South Brooklyn route, and moving Bay Ridge from the South Brooklyn route to the Coney Island route). The Brooklyn Navy Yard landing is expected to open in 2019, the St. George Route is projected to open in 2020, and the other launches and modifications are projected to be open in 2021.

Contractor: May Ship Repair Contracting Corporation ("May Ship Repair")

Agreements to be Approved:

- An amendment (the "Amendment") to the May Ship Repair contract (the "May Ship Repair Contract") for the provision of Project-related barge fabrication services approved by the Executive Committee on February 6, 2019, to provide for additional Project-related barge fabrication services and to provide that services under the contract may also include barge retrofitting services.
- Any needed Funding Source Agreements

Procurement Method: Sole source amendment

Amount to be Approved: Up to \$1,000,000, bringing the total authorized amount of the May Ship Repair Contract to up to \$4,500,000

Sources of Funds to NYCEDC: City Capital Budget funds

Scope: NYCEDC will be required to fabricate and/or retrofit a total of eight barges through the May Ship Repair Contract in connection with NYC Ferry's expanding service and increasing use of some existing ferry landings.

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

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The NYC Ferry Service Project was last presented to the Executive Committee on February 6, 2019.

Project Code: 6155

Staff: Vedesh Persaud, Assistant Vice President, Asset Management
Michael Barone, Senior Counsel, Legal

Map

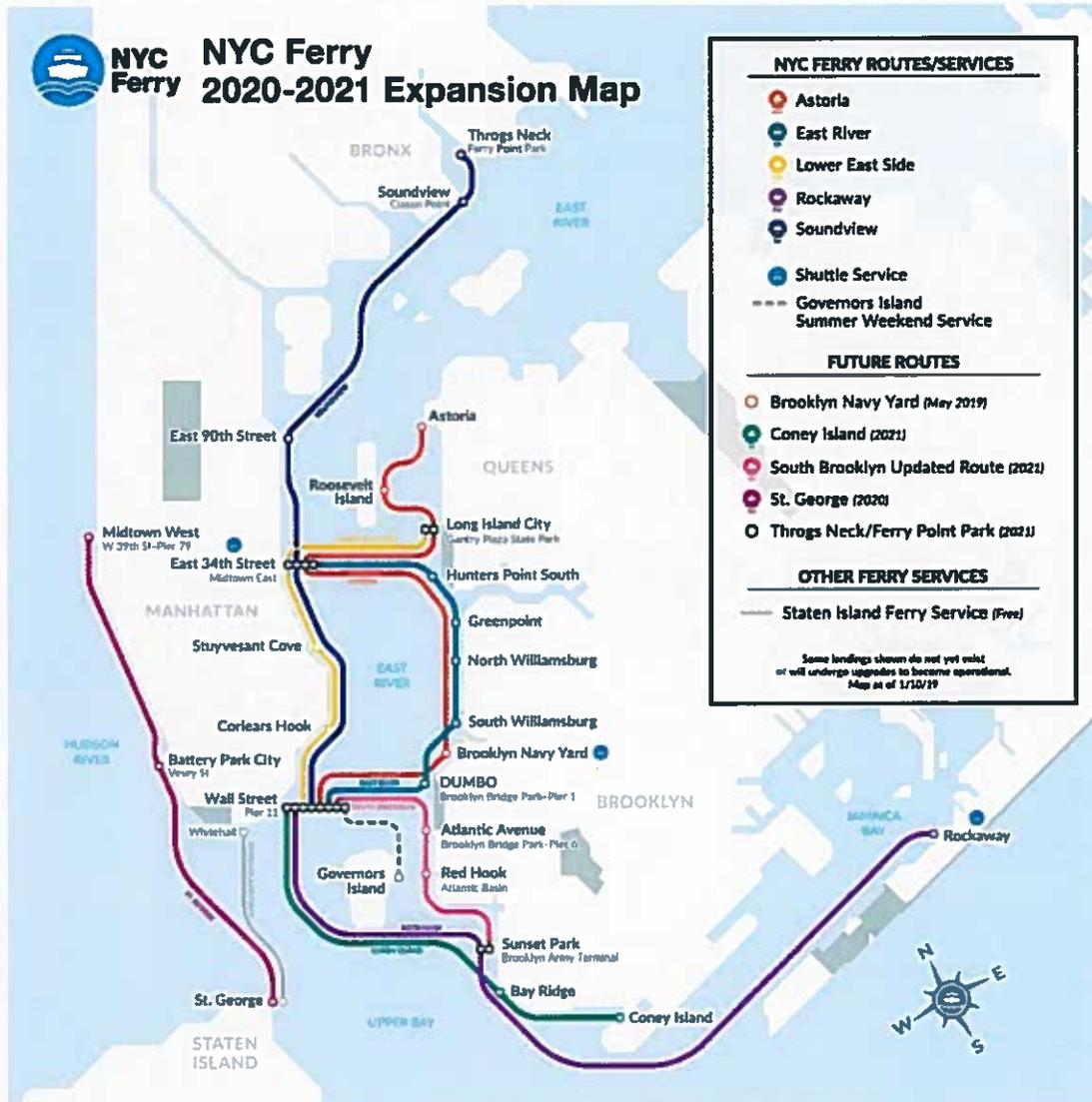


Exhibit J

**CITYWIDE REHABILITATION/IMPROVEMENTS
Executive Committee Meeting
August 13, 2019**

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

Contractors:

- Armand
- Skanska
- McKissack
- Hunter Roberts

Agreements to be Approved for Project Work:

- One or more amendments (the "Armand Amendments") to NYCEDC's CM Contract with Armand to provide for Project services
- One or more amendments (the "Skanska Amendments") to NYCEDC's 2017 CM Contract with Skanska (the "Skanska Contract") to provide for Project services
- One or more amendments (the "McKissack Amendments") to NYCEDC's CM Contract with McKissack (the "McKissack 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 to provide for Project services

Procurement Method: Sole source amendments to contracts with the Contractors that were competitively procured. Each Contractor 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 the Contractors may, in turn, subcontract certain work.

Amounts to be Approved:

- Up to \$1,640,000 for the Armand Amendments
- Up to \$1,400,000 for the Skanska Amendments
- Up to \$500,000 for the McKissack Amendments
- Up to \$7,000,000 for the 2017 Hunter Roberts Amendments

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

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Scope: NYCEDC proposes that the Contractors undertake substantially the Project work listed in Attachment A.

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

Staff: Vedesh Persaud, Vice President, Asset Management
Angelica Zhang, Senior Project Manager, Asset Management
Joseph Palazzola, Assistant Vice President, Asset Management
Michael Barone, Senior Counsel, Legal

Attachment A

Contract	Work Site	Borough	Project Work	Estimated Maximum Cost	Project Code
Armand	Arthur Avenue Market	Bronx	Design, construction and other related work to provide upgrades to the Arthur Avenue Market	\$1,640,000 (City Capital)	8078
			Total Armand Amendments	\$1,640,000	
Skanska	Brooklyn Army Terminal Pier 4	Brooklyn	Design, construction and other related work to support the rehabilitation of a ferry landing at Brooklyn Army Terminal Pier 4	\$1,400,000 (City Capital)	TBD
			Total Skanska Amendments	\$1,400,000	
McKissack	600 Food Center Drive	Bronx	Design and construction to provide parking lot improvements at 600 Food Center Drive for use by NYCEDC contractors and NYCEDC and/or City tenants	\$500,000 (Programmatic)	TBD
			Total McKissack Amendments	\$500,000	
2017 Hunter Roberts	Bush Terminal Sitewide	Brooklyn	Design to develop a repair prioritization plan, construction and related work to repair sinkholes at Bush Terminal	\$6,000,000 (Programmatic)	TBD
2017 Hunter Roberts	Homeport	Staten Island	Design and construction of a new gas and water line at Homeport	\$1,000,000 (Programmatic)	TBD
			Total 2017 Hunter Roberts Amendments	\$7,000,000	

Exhibit K

**ELEVATOR MAINTENANCE, REPAIR AND EMERGENCY SERVICES AT THE
BROOKLYN ARMY TERMINAL, BUSH TERMINAL AND VARIOUS SITES
Executive Committee Meeting
August 13, 2019**

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

Contractor: Schindler Elevator Corporation ("Schindler")

Agreements to be Approved: A contract with Schindler (the "Schindler Contract") to provide the Elevator Services for three years plus two, one year extension options

Procurement Method: Publicly advertised RFP

Amount to be Approved: Up to \$4,351,000

Source of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: BAT and Bush Terminal are City-owned properties leased and managed by NYCEDC. NYCEDC requires a contractor to provide the Elevator Services at BAT, Bush Terminal and various other sites managed by NYCEDC. The Elevator Services include visual inspections, general preventative maintenance, and part replacements. The contractor 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 maintain a daily log of services performed.

NYCEDC proposes that Schindler undertake the Elevator Services. As the selected contractor, Schindler will provide the materials and perform the tasks necessary to adequately furnish all labor, supervision, schedules, tools, equipment, supplies and permits for the Elevator Services.

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

This Project was last presented to the Executive Committee on August 2, 2016.

NYCEDC Project Code: 7459

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Staff: Judith Zevack, Assistant Vice President, BAT
Dave Aneiro, Vice President, BAT
Raymond Klein, Counsel, Legal

Exhibit L

**STATEN ISLAND EMERGENCY BULKHEAD REPAIRS
Executive Committee Meeting
August 13, 2019**

Project: Emergency bulkhead repair project for the Staten Island Esplanade

Contractor: Matrix New World Engineering, Land Surveying and Landscape Architecture, P.C. ("Matrix New World")

Agreements to be Approved:

- An agreement with Matrix New World (the "Matrix New World Contract") for Project design, engineering and related consulting services
- Any needed Funding Source Agreements

Procurement Method: Publicly advertised RFP

Amount to be Approved: Up to \$368,000

Source of Funds to NYCEDC: FEMA and City Capital Budget funds

Scope: Design, engineering and related consulting services related to the rehabilitation of damaged areas of coastline, providing riprap where undermining is present and backfilling of undermining and voids, principally by the Staten Island Esplanade in St. George

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

NYCEDC Project Code: 4915

Staff: Sophia Abel, Project Manager, Asset Management
Michael Barone, Senior Counsel, Legal

Exhibit M

**ACADEMY EXPRESS, L.L.C. SERVICE CONTRACT: AMENDMENT
Executive Committee Meeting
August 13, 2019**

Project: Provision of express bus service between the South Shore of Staten Island and Midtown Manhattan during peak weekday morning and evening hours (the "SI Bus Services")

Contractor: Academy Express, L.L.C. ("Academy")

Agreements to be Approved:

- An amendment (the "Amendment") to the contract for SI Bus Services (the "Contract") with Academy to extend the contract term for twelve months until September 7, 2020
- Any needed Funding Source Agreements
- Any other needed agreements, amendments to agreements (including an MOU with City DOT) or arrangements with one or more City or State agencies or affiliates thereof related to their assisting in administration of the Contract (the "Administration Agreements")

Procurement Method: Sole source amendment. The Contract's prior operator filed for bankruptcy in late 2013 and the bankruptcy court held an auction for the Contract. Academy was the sole bidder and made its bid contingent on receiving a three-year extension of the Contract (which was set to expire in September 2014). On December 16, 2013, the bankruptcy court declared Academy the successful bidder. Academy assumed the Contract and commenced operation of the bus services on January 1, 2014. The Contract has been amended annually since September 8, 2017 on a sole source basis in order to prevent any interruption in service.

Amounts to be Approved: Up to \$3,800,000. Academy will also retain monies received from farebox collections and advertising revenue.

Source of Funds: Funds made available by the City (in addition to the funds received by Academy through fare box collections and advertising revenue)

Scope: The Contract provides for MetroCard-compatible SI Bus Services on two routes (that are subject to change). The two routes of the SI Bus Services supplement routes operated by the MTA. City DOT is working toward assuming responsibility for all matters related to the SI Bus Services upon expiration of the Amendment.

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Proposed Resolution: To authorize the President and any empowered officer to enter into the Amendment, any needed Administration Agreements and any needed Funding Source Agreements

The Contract for the SI Bus Services was last presented to the Executive Committee on May 8, 2019.

NYCEDC Project Code: 1379

Staff: Adam Lomasney, Senior Project Manager, Ports & Transportation
Andrew Genn, Senior Vice President, Ports & Transportation
Caroline Nguyen, Counsel, Legal

FUNDING AGREEMENT
Executive Committee Meeting
August 13, 2019

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

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 Children's Aid Society, a not-for-profit corporation – Funding Agreement	314 Lafayette Ave, Staten Island	Staten Island Borough President	Up to \$487,805.00	To fund a portion of the cost of the renovation of the Goodhue Pool, an outdoor swimming pool open to the public

Exhibit N

NYCEDC Project Code: 7321
NYCEDC Staff: Joshua Altshuler, Assistant Vice President, Funding Agreements

Description of Contractor

- (1) **The Children's Aid Society**, a not-for-profit corporation that provides multiservice community-based programming for children in poverty, including after-school and summer enrichment programs, early childhood education programs, and mental health services.

Exhibit O

**COMMUNICATIONS SUPPORT SERVICES
Executive Committee Meeting
August 13, 2019**

Project: The provision of communications and related services

Contractors: Daniel J. Edelman, Inc. ("Edelman") and one or more other contractors (the "Other Contractors") needed to perform Project services

Agreements to be Approved:

- One or more amendments (the "Amendment") to a small purchase contract with Edelman for Project services (the "Contract") to extend the term and to provide for additional Project services
- Contracts, and possibly amendments thereto, with one or more of the Other Contractors to provide for Project services (the "Other Contracts")

Procurement Methods:

- Edelman-sole source amendment(s) to a contract that was procured through a small purchase procurement
- Other Contractors – small purchase and/or sole source procurements

Amount to be Approved: Up to an additional \$400,000 in the aggregate for the Amendment and the Other Contracts

Source of Funds: NYCEDC programmatic budget funds

Scope: To continue to use one or more contractors to supplement and support NYCEDC's in-house communications and media outreach staff during periods of high volume and as otherwise needed, by providing communications and related services. Deliverables include, without limitation, writing, support, and advisory services.

Proposed Resolution: To authorize the President and any empowered officer entering into the Amendment and the Other Contracts, substantially as described herein

NYCEDC Project Code: 7875

Staff: Stephanie Báez, Senior Vice President, Public Affairs
Busayo Olupona, Counsel, Legal

Exhibit P

**COMPLIANCE WITH REVENUE SHARING, PARTICIPATION AND OTHER
PAYMENT PROVISIONS UNDER LEASES, CONTRACTS OF SALE AND OTHER
AGREEMENTS
Executive Committee Meeting
August 13, 2019**

Project: Retaining consultants to provide services primarily related to the review of compliance with revenue sharing, participation and other payment provisions and similar provisions under select leases, contracts of sale, management agreements, operating agreements and similar and related documents that NYCEDC administers or is otherwise involved with

Contractors (collectively the "Consultants"):

- Deloitte LLP
- RSM US LLP
- CohnReznick LLP
- Susan H. Nadler, CPA, PLLC

Agreements to be Approved: A contract, and possibly amendments thereto, with each of one or more of the Consultants for Project services, substantially as described herein (collectively, the "Contracts")

Procurement Method: Publicly advertised RFP

Amount to be Approved: Up to \$2,000,000 in the aggregate to be allocated among the Contracts

Source of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: NYCEDC proposes to engage one or more of the Consultants to review the revenue sharing, participation and other payment provisions and similar provisions contained in specific leases, contracts of sale, management agreements, operating agreements and similar and related documents, and to perform audit-type services and review primarily whether these revenue sharing, participation and other payments are being made as required in connection with such agreements and documents. Additionally, the Consultants may be asked to perform an examination and prepare abstracts of long-term leases and/or space leases where the City or NYCEDC serves as the landlord or lease administrator and of other types of agreements for which the Consultants may perform services under the Contracts. The objective is to summarize all of the major terms in the leases and agreements, including a preparation of a rent schedule to assist NYCEDC in assuring tenant compliance during a lease term. The goal of this work is to ensure that NYCEDC and/or the City are receiving all monies owed to them.

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In addition, the Consultants shall, at the direction of NYCEDC, provide evaluations of, recommendations for the structuring of, and language for, proposed provisions in agreements related to participation, revenue sharing and other payments.

It is anticipated that NYCEDC will engage one or more of the Consultants on a retainer basis to perform the Project services on an on-call as needed basis through the term of the Contracts, which are each expected to be for a total of five years with two renewal options (at NYCEDC's discretion) for one year each.

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

The project was last presented to the Executive Committee on February 4, 2015.

NYCEDC Project Code: 2926

Staff: Matthew Kwatinetz, Executive Vice President, Asset Management
Steven Lazarus, Senior Vice President, Asset Management
Anish Shah, Assistant Vice President, Asset Management
Anne Sherman, Senior Counsel, Legal

FINANCIAL DISTRICT AND SEAPORT CLIMATE RESILIENCE MASTER PLAN
Executive Committee Meeting
September 27, 2019

Project: Undertake a master plan (the “Master Plan”) to develop conceptual design of a shoreline extension and a preliminary design of an appropriate first phase adaptation project (as part of the shoreline extension project) to protect against the projected impacts of climate change in the Financial District and South Street Seaport in Manhattan

Contractor: The name of the selected consultant (the “Consultant”) will be presented to the Executive Committee at or prior to the Committee meeting

Agreement to be Approved: A contract (the “Master Plan Contract”) with the Consultant to provide Project services

Procurement Method: RFP to qualified respondents, as were selected from a publicly advertised RFQ

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

Source of Funds to NYCEDC: City tax-levy funds

Scope:

- The Consultant will undertake a Master Plan, which will include undertaking engineering services and developing a conceptual design of the shoreline extension, including upland components and tie-ins, and a more detailed first phase preliminary project design.
- The Consultant will analyze transportation, maritime and drainage infrastructure, as well as strategies for placemaking, urban design and programming, and integrate recommendations into the design of the shoreline extension.
- Services will also include drainage modeling under multiple storm scenarios, as well as analysis of environmental impacts to inform design and permitting considerations.
- The Master Plan will include thorough financial analysis to inform decision-making throughout the planning process, as well as developing a pathway to implementation, including strategies for permitting, financing, and governance.
- Engagement will be included throughout the Master Plan, with services including preparing and carrying out an outreach plan, including innovative engagement techniques to reach a wide and diverse population of stakeholders.
- Additional services include background analysis and site investigations, as well as analysis of in-water impacts, including habitats and ecology, water rebound, navigational concerns, and scour.

Certain tasks will be undertaken by subcontractors of the Consultant.

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

NYCEDC Project Code: 7809

Staff: Cecilia Kushner, Executive Vice President, PDT
Elijah Hutchinson, Vice President, Development
Jocelyn Dupre, Assistant Vice President, Development
Andrea Zhu, Project Manager, Development
Astrid Andre, Senior Counsel, Legal

MANHATTAN GREENWAY HARLEM RIVER
Executive Committee Meeting
September 27, 2019

Project: The construction of the Manhattan Greenway Harlem River project

Contractors:

- Hunter Roberts
- New York City Transit Authority (“NYCTA”)
- Triborough Bridge and Tunnel Authority (“TBTA”)

Agreements to be Approved:

- A contract and possibly one or more amendments thereto with Hunter Roberts for CM services for the Project, including pre-construction, construction and post-construction services (together, the “Hunter Roberts Contract”)
- A force account agreement with the NYCTA (the “NYCTA Agreement”) to provide subway tunnel inspection and monitoring services during construction of the Project
- A force account with the TBTA (the “TBTA Agreement”) to provide bridge inspection and monitoring services during construction of the Project
- Any needed Funding Source Agreements or amendments to Funding Source Agreements

Procurement Methods:

- The Hunter Roberts Contract was procured through a publicly advertised RFP, using the competitive sealed proposals procurement method
- The NYCTA Agreement will be sole sourced
- The TBTA Agreement will be sole sourced

Amounts to be Approved:

- Up to \$206,658,000 for the Hunter Roberts Contract, plus any funds authorized but not used for the NYCTA Agreement, the TBTA Agreement and the previously authorized engineering, design and construction administration contract for the Project with Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (the “Langan Contract”)
- Up to \$500,000 for the NYCTA Agreement
- Up to \$500,000 for the TBTA Agreement

Source of Funds to NYCEDC: City Capital Budget funds

Scope: The Project consists of multiple components, including bulkhead repairs along the Harlem River approximately from East 125th Street to West 145th Street, and approximately from West 155th Street to Swindlers Cove. The various bulkhead types in this stretch of the Harlem River exhibit varying degrees of deterioration and disrepair that will be addressed in order to provide a safe and accessible greenway.

The Project also includes a new approximately 7-acre waterfront park approximately from East 125th Street to East 132nd Street, along the Harlem River. The waterfront park programming includes bike and pedestrian pathways, plantings, seating, lighting, new utilities, and a bulkhead railing.

In November 2018, the Executive Committee authorized NYCEDC entering into the Langan Contract for design services for the Project. At this time, NYCEDC proposes to enter into the Hunter Roberts Contract for CM services and to complete pre-construction, construction, and post-construction services for the Project.

The Project is being constructed in close proximity to various subway tunnels and bridges that cross Harlem River, and NYCEDC also proposes to enter into the NYCTA Agreement and the TBTA Agreement to provide subway tunnel and bridge monitoring and inspection services during construction activities.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Hunter Roberts Contract, the NYCTA Agreement, the TBTA Agreement, and any needed Funding Source Agreements or amendments to Funding Source Agreements, substantially as described herein.

This Manhattan Greenway Harlem River project was last presented to Executive Committee on November 8, 2018.

NYCEDC Project Code: 7394

Staff: David Smucker, Project Director, Capital Program
Angelyn Chandler, Vice President, Capital Program
Len Greco, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

WATER STREET CORRIDOR STREETScape IMPROVEMENTS
Executive Committee Meeting
September 27, 2019

Project: Construction of streetscape and plaza improvements for the Water Street Corridor Streetscape Improvements Project, located on Water Street from Whitehall Street to Fulton Street, Whitehall Street from Pearl Street to Water Street, Moore Street from Water Street to Pearl Street, a pedestrian plaza on Coenties Slip from Water Street to Pearl Street, and a pedestrian plaza from Whitehall Street to Broad Street

Contractors:

- The name of the selected contractor (the “Construction Contractor”) will be presented to the Executive Committee at or prior to the Committee meeting.
- New York City Transit Authority (“NYCTA”)

Agreements to be Approved:

- An agreement with the Construction Contractor for construction services for the Project (the “Construction Contract”)
- A force account agreement with the NYCTA (the “NYCTA Agreement”) to provide inspection services during construction of the Project
- Any needed Funding Source Agreements, including agreements with utilities to pay for Project utility work

Procurement Method: Publicly advertised invitation for bids

Amounts to be Approved:

- Up to \$20,000,000 for the Construction Contract
- Up to \$500,000 for NYCTA Agreement

Source of Funds to NYCEDC: City Capital Budget funds, CDBG funds made available by LMDC, FEMA funds and FHWA ER funds, and utilities to pay for certain Project utility work

Scope: The Project improvements will include primarily the installation of new curb alignments, pedestrian sidewalks, two new plazas, street lighting, and site furnishings, and are intended to improve pedestrian and vehicular safety and create a public space that aims to stimulate private investment. Project design and resident engineering services are being performed under separate contracts. Related utility relocations necessary to implement the Project will be included within the scope of work.

NYCEDC will also be entering into a contract with NYCTA to provide subway tunnel inspection services because the Project is being constructed in the vicinity of NYCTA tunnels under Water Street.

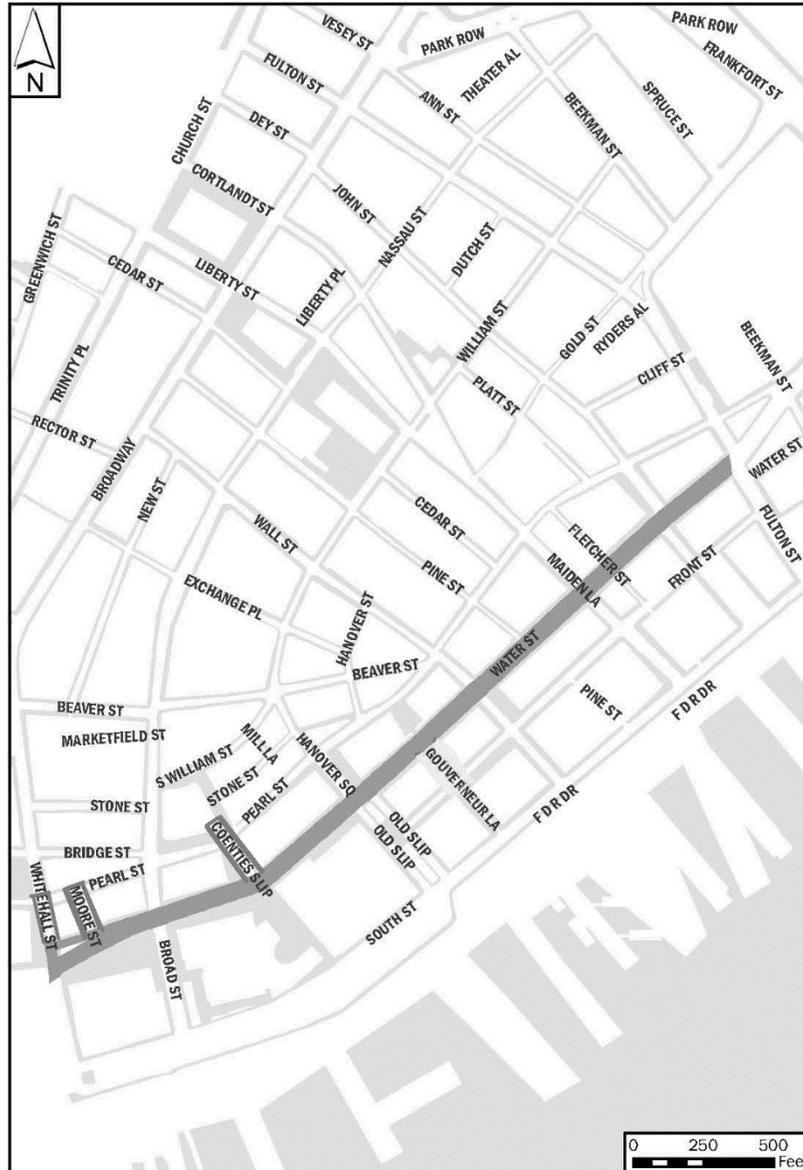
Proposed Resolution: To authorize the President and any empowered officer to enter into the Construction Contract, the Force Account Agreement, and any needed Funding Source Agreements, substantially described herein

The Water Street Corridor Streetscape Improvements project was last presented to the Executive Committee on September 28, 2018.

NYCEDC Project Code: 4848

Staff: Steven Nelson, Senior Project Manager, Capital Program
Kathryn Prybylski, P.E., Vice President, Capital Program
Len Greco, Senior Vice President, Capital Program
Raymond Klein, Counsel, Legal

WATER STREET CORRIDOR STREETSCAPE IMPROVEMENTS



NYCEDC MGIS 10/28/13

CONSENT ITEMS

Project Name	Contracts to be Amended or Entered into and Matters to be Approved	Amounts to be Approved	Tab
On-Call Urban Planning and Design Services	<ul style="list-style-type: none"> • A contract with each of Claire Weisz Architects LLP, Interboro Partners LLC, Skidmore, Owings & Merrill LLP, One Architecture and Urbanism Inc. d/b/a One Urbanism, and FXCollaborative Architects LLP (collectively, the “Urban Contracts”) to provide on-call urban planning and design services, including market analysis and public outreach services, in connection with various projects in the City • Any Funding Source Agreements necessary to obtain funds for any work under the Urban Contracts 	Up to \$14,000,000 in the aggregate for the Urban Contracts	7
WE NYC Loan Loss Reserve Fund	<ul style="list-style-type: none"> • An MOU or agreement between NYCEDC and New York City Business Assistance Corporation (“NYBAC”) pursuant to which NYCEDC will provide NYBAC with funds for a loan loss reserve (the “Reserve Fund”) • Any ancillary agreements reasonably necessary to facilitate the disbursement of NYCEDC’s funds to NYBAC for the Reserve Fund • Any needed Funding Source Agreements <p>(for the WE NYC Loan Loss Reserve Fund program, which was created to assist small firms, and particularly women-owned firms, to secure sources of working capital)</p>	Up to \$560,000 will be made available by NYCEDC to NYBAC as needed to partially fund the Reserve Fund.	8
Public Retail Markets Branding and Marketing	An amendment to NYCEDC’s contract with The Watsons, LLC (“Watsons”) for public retail markets branding and marketing activities, to provide for services to augment NYCEDC resources for the launch of a city-wide public retail markets branding and marketing campaign.	Up to \$450,000 in additional funds to be paid to Watsons, increasing the total amount to be paid to up to \$656,300.	9

East River Waterfront in Lower Manhattan	Amending the source of funds for payments under the amendment to NYCEDC's CM Contract with Hunter Roberts (the "Hunter Roberts Amendment") for the Esplanade and Piers Project on the East River waterfront in Lower Manhattan for services approved by the Executive Committee on August 13, 2019.	The authorized amount of the Hunter Roberts Amendment will remain up to \$775,000, but the sources of funds will be changed from exclusively CDBG funds made available to NYCEDC by LMDC.	10
NYC Media Lab	<ul style="list-style-type: none"> • An amendment to the contract between NYCEDC and the Tandon School of Engineering of New York University in connection with Phase 2 of the NYC Media Lab program (the "Tandon Contract"), a project funded by the Mayor's Office of Media and Entertainment to foster greater collaboration among various sectors of the media industry in New York City, to provide additional funds for the NYC Media Lab program and to amend the Tandon Contract's scope of services • Any needed Funding Source Agreements 	Up to an additional \$300,000, making the total authorized amount for the Tandon Contract up to \$3,660,000.	11
NYCEDC Incubator Initiative: Made in NY Media Center	<ul style="list-style-type: none"> • An amendment to the existing agreement with The Independent Feature Project, Inc. for the management of the existing Made in NY Media Center, a media and technology incubator that provides affordable workspace for media and entertainment projects, entrepreneurs and companies, including start-ups and freelancers, provides educational and networking programming to Media Center users and the broader community, and facilitates collaboration across media and entertainment industry segments, to provide additional funds for the Media Center Project to facilitate additional project scope • Any needed Funding Source Agreements 	Up to an additional \$825,000	12

<p>Citywide Rehabilitation/Improvements</p>	<ul style="list-style-type: none"> • One or more amendments (the “McKissack Amendments”) to NYCEDC’s CM Contract with McKissack • One or more amendments (the “2017 Hunter Roberts Amendments”) to NYCEDC’s 2017 FM/CM Contract with Hunter Roberts • One or more amendments (the “Gilbane Amendments”) to NYCEDC’s CM Contract with Gilbane • Any needed Funding Source Agreements <p>(to provide for work related to waterfront and other facilities at various locations in the City)</p>	<ul style="list-style-type: none"> • Up to \$700,000 for the McKissack Amendments • Up to \$300,000 for the 2017 Hunter Roberts Amendments • Up to \$3,007,500 for the Gilbane Amendments 	<p>13</p>
<p>Citywide Plumbing Services</p>	<p>An amendment to a contract with Economy Plumbing & Heating Co., Inc. (the “Economy Contract”) for citywide plumbing services at various sites managed by NYCEDC, to provide for additional project funds and services.</p>	<p>Up to an additional \$3,000,000, making the total authorized amount for the Economy Contract up to \$6,000,000.</p>	<p>14</p>
<p>Waterfront Maintenance</p>	<p>A contract with each of Reicon Group, LLC and Sound Marine Construction & Salvage, Inc. (together, the “WM Contracts”) to provide waterfront maintenance services at various sites managed by NYCEDC.</p>	<p>Up to \$15,000,000 in the aggregate for the WM Contracts.</p>	<p>15</p>
<p>CCTV Maintenance for NYCEDC Properties</p>	<p>A contract with Demand Electric Inc. for maintenance and installation services for CCTV equipment, data transmission antennas and data storage equipment at various sites managed by NYCEDC, including NYC Ferry sites.</p>	<p>Up to \$5,000,000</p>	<p>16</p>
<p>On-Call Citywide Rubbish Removal Services</p>	<p>An amendment to NYCEDC’s contract with Filco Carting Corp. (the “Filco Contract”) for citywide rubbish removal services (the “Rubbish Removal Project”), to extend the term to enable services to continue while a new Rubbish Removal Project contract is being procured and to provide additional funds for Rubbish Removal Project services.</p>	<p>Up to \$100,000, bringing the total authorized amount of the Filco Contract to up to \$1,100,000.</p>	<p>17</p>

<p>Elevator Maintenance, Repair and Emergency Services at the Brooklyn Army Terminal and Various Sites</p>	<ul style="list-style-type: none"> • An amendment (the “Schindler Amendment”) to an existing contract with Schindler Elevator Corporation (“Schindler”) for elevator maintenance, repair and emergency services for BAT, Bush Terminal and various other sites managed by NYCEDC (the “Elevator Services”), to provide additional funding and to extend the end of the term from August 31, 2019 through approximately the end of 2019 • A new contract with each of one or more of Schindler, Slade Industries Inc., and Thyssenkrupp Elevator Corporation to provide for Elevator Services (together, the “Other Contracts”) commencing in approximately early 2020 	<ul style="list-style-type: none"> • Up to \$587,696.64 for the Schindler Amendment • Up to \$4,351,000 in the aggregate for the Other Contracts 	<p>18</p>
<p>Academy Express, L.L.C. Service Contract: Amendment</p>	<ul style="list-style-type: none"> • An amendment to the contract with Academy Express, L.L.C. (the “Academy Contract”) for the provision of express bus service between the South Shore of Staten Island and Midtown Manhattan during peak weekday morning and evening hours, to provide additional funding for the purchase of updated MetroCard-compatible fare reader machines • Any needed Funding Source Agreements • Any other needed agreements, amendments to agreements (including an MOU with City DOT) or arrangements with one or more City or State agencies or affiliates thereof related to their assisting in the administration of the Academy Contract 	<p>Up to an additional \$100,000</p>	<p>19</p>

ON-CALL URBAN PLANNING AND DESIGN SERVICES
Executive Committee Meeting
September 27, 2019

Project: Provision of on-call urban planning and design services, including market analysis and public outreach services, in connection with various projects in the City (the "Services")

Contractors (collectively, the "Consultants"):

- Claire Weisz Architects LLP
- Interboro Partners LLC
- Skidmore, Owings & Merrill LLP
- One Architecture and Urbanism Inc. d/b/a One Urbanism
- FXCollaborative Architects LLP

Agreements to be Approved:

- A contract with each of the Consultants to provide the Services (collectively, the "Contracts")
- Any Funding Source Agreements necessary to obtain funds for any work under the Contracts

Procurement Method: A publicly advertised RFP

Amount to be Approved: Up to \$14,000,000 in the aggregate for all five contracts

Source of Funds to NYCEDC: The source of funds will vary based on the particular task. Sources may include, without limitation, City Capital Budget and Tax Levy funds, NYCEDC programmatic budget funds and other sources when available.

Scope: NYCEDC will assign project services to the Consultants on a task by task or project assignment basis. It is anticipated that each assignment will have its own distinct funding sources.

The work that will be performed under the Consultant Contracts may include various types of Services, including, without limitation: (1) urban design, including existing conditions analysis, neighborhood character analysis, creation of base maps, and zoning analysis; (2) site planning, including site configurations and specifications of land uses and program, massing/bulk analysis, public realm strategy, architectural test fits, and design guideline development; (3) planning graphics, including graphic design, layout and printing services, as well as strategy and branding on a neighborhood wide scale; (4) renderings and visualization, including digital images, watercolor, pencil sketching, and physical models; (5) sustainable design and resiliency; (6) infrastructure analysis; (7) market and financial feasibility analysis; (8) public facilitation and engagement; (9) general urban planning services, including but not limited to gathering data, and the synthesis of materials into end-product comprehensive planning studies; and (10) cost estimating.

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

The On-Call Planning and Design Services Project was last presented to the Executive Committee on June 28, 2017.

NYCEDC Project Code: 2184

Staff: Sreoshy Banerjea, Assistant Vice President, Development
Marcela DeLorenzo, Senior Project Support Analyst, PDT
Caroline Nguyen, Counsel, Legal

WE NYC LOAN LOSS RESERVE FUND
Executive Committee Meeting
September 27, 2019

Project: NYCEDC will provide funds to New York City Business Assistance Corporation (“NYBAC”) for a loan loss reserve (the “Reserve Fund”) for the WE NYC Loan Loss Reserve Fund (the “Program”). The Program was created to assist small firms (and particularly women-owned firms) to secure sources of working capital. It will enable a lender providing lines of credit (each a “Loan”) (or the purchasers of its Loans) to withdraw from the Reserve Fund in the event of the default of a Loan. The Reserve Fund will allow the lender to extend its lending standards to include small businesses that would otherwise not be eligible for its current lending products. It is anticipated that Foundation Group LLC (the “Lender”) will be the lender under the Program and that it will agree to provide Program Loans that it may not otherwise approve in the normal course of business, and to make Program Loans at interest rates lower than the rate the Lender would typically charge for borrowers with similar credit profiles. Foundation Loan Trust, a wholly owned subsidiary of Lender, may purchase the Loans from the Lender.

Contractor: NYBAC

Agreements to be Approved:

- A MOU or agreement (whichever, the “Agreement”) between NYCEDC and NYBAC pursuant to which NYCEDC will provide NYBAC with funds for the Reserve Fund
- Any ancillary agreements reasonably necessary to facilitate the disbursement of NYCEDC's funds to NYBAC for the Reserve Fund (the "Ancillary Agreements")
- Any needed Funding Source Agreements

Procurement Method: Sole source

Amounts to be Approved: Up to \$560,000 will be made available by NYCEDC to NYBAC as needed to partially fund the Reserve Fund.

Source of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: Small firms (and particularly women-owned firms) have trouble securing sources of working capital. Access is further hindered by their inability to provide collateral and guarantees. The reduced access to financial tools limits both their growth prospects and profitability. NYBAC will be contracting with the Lender to make Loans to qualifying small businesses, helping the small business community and promoting economic growth in New York City. NYBAC has raised \$440,000 in private funding (the “WE NYC Funds”), and NYCEDC will contribute \$560,000, for a total of \$1,000,000 to be provided to the Reserve Fund. NYCEDC will not provide funds for the Reserve Fund until NYBAC has provided \$220,000 of WE NYC Funds

to the Reserve Fund. The Reserve Fund funds will offset any losses on Loans made by the Lender to qualifying small businesses.

To the extent that funds NYCEDC provides are not withdrawn from the Reserve Fund, NYCEDC will receive the funds back. Subject to negotiation, it is possible that funds provided by NYCEDC for the Reserve Fund may be used for losses prior to WE NYC Funds in the Reserve Fund.

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

NYCEDC Project Code: 8004

Staff: Eric Clement, Managing Director, Strategic Investments Group
Jasper Wilson, Assistant Vice President, Strategic Investments Group
Xiao Ling Zhu, Supervising Analyst, Finance
Jay Lopez, Counsel, Legal

PUBLIC RETAIL MARKETS BRANDING AND MARKETING
Executive Committee Meeting
September 27, 2019

Project: Services of a marketing firm to augment NYCEDC resources for the launch of a city-wide public retail markets branding and marketing campaign

Contractor: The Watsons, LLC (“Watsons”)

Agreement to be Approved: An amendment (the “Amendment”) to NYCEDC’s contract (the “Contract”) with Watsons for public retail markets branding and marketing activities, to provide for Project services

Procurement Method: Sole source amendment to the Contract previously procured through a publicly advertised RFP

Amount to be Approved: Up to \$450,000 in additional funds to be paid to Watsons, increasing the total amount to be paid to up to \$656,300

Source of Funds: NYCEDC programmatic budget funds

Scope: Support NYCEDC’s in-house team in executing a media plan for the launch of a city-wide public retail markets branding and marketing campaign, which includes the new Essex Market in the Lower East Side, La Marqueta in East Harlem, Moore Street Market in East Williamsburg, additional existing public retail markets, and any new assets that may be added to the portfolio. In consultation with NYCEDC, Watsons will be responsible for an expanded scope beyond NYCEDC’s normal marketing and branding activities, including, without limitation, media buys, digital assets, events/programming, print, video production, photoshoots, video shoots, and public relations assistance.

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

The Contract for the Project services was last presented to the Executive Committee on February 6, 2018.

NYCEDC Project Code: 6883

Staff: David Hughes, Vice President, Asset Management Revenue
Winthrop Hoyt, Senior Vice President, Asset Management Revenue
Matthew Kwatinetz, Executive Vice President, Asset Management Revenue
Caroline Nguyen, Counsel, Legal

EAST RIVER WATERFRONT IN LOWER MANHATTAN
Executive Committee Meeting
September 27, 2019

Project: Construction management and related services, including primarily construction and post-construction services, for the construction of portions of the Esplanade and Piers Project (the “E&P Project”) on the East River waterfront in Lower Manhattan

Contractor: Hunter Roberts

Matter to be Approved: Amending the source of funds for payments under the amendment to NYCEDC’s CM Contract (the “Hunter Roberts Amendment”) with Hunter Roberts for the E&P Project for services approved by the Executive Committee on August 13, 2019

Amount to be Approved: The authorized amount of the Amendment will remain up to \$775,000 but the sources of funds will be changed from exclusively CDBG funds made available to NYCEDC by LMDC.

Sources of Funds:

- CDBG funds made available to NYCEDC by LMDC,
- Federal Highway Administration funds made available to NYCEDC pursuant to agreements between or among NYCEDC, City DOT and/or State DOT, and/or
- City Capital Budget funds

Scope: The E&P Project is being performed in stages and has been subdivided into various sub-projects.

The E&P Project work currently contemplated to be undertaken pursuant to the Hunter Roberts Amendment primarily consists of:

- Work to complete Esplanade Package 4 Reconstruction, which is located between the East River and South Street under the FDR Drive from Catherine Slip to Pike Slip. The main improvements to be constructed under this sub-project are pavement resurfacing using pavers similar to those found on the rest of the E&P Project, railings, and furniture installation with custom elements.
- Repair of a sinkhole impacting the completion of Esplanade Package 4 Reconstruction.

Proposed Resolution: To authorize NYCEDC to apply any of the three above indicated sources of funds for the Hunter Roberts Amendment, substantially as described herein

The East River Waterfront in Lower Manhattan Project was last presented to the Executive Committee on August 13, 2019.

NYCEDC Project Code: 1706

Staff: Kathryn Prybylski, Vice President, Capital Program
Brian Larsen, Senior Vice President, Capital Program
Michael Barone, Senior Counsel, Legal

NYC MEDIA LAB
Executive Committee Meeting
September 27, 2019

Project: Hosting, developing and managing additional services for the NYC Media Lab program, a project funded by the Mayor's Office of Media and Entertainment ("MOME") to foster greater collaboration among various sectors of the media industry in New York City, including universities, corporations and other media industry stakeholders, with an overarching goal of identifying and/or developing research projects with commercial potential

Contractor: Tandon School of Engineering of New York University ("NYU Tandon")

Agreements to be Approved:

- An amendment (the "Amendment") to the contract between NYCEDC and NYU Tandon in connection with Phase 2 of the NYC Media Lab program (the "Contract") to provide additional funds for the NYC Media Lab program and to amend the Contract's scope of services
- Any needed Funding Source Agreements

Procurement Method: Sole source amendment for additional Phase 2 work for the NYC Media Lab program. NYCEDC originally selected the Polytechnic Institute of New York University, now NYU Tandon, to administer Phase 2 of the NYC Media Lab program after a publicly advertised procurement process. Since there were only two respondents for this procurement, the procurement is considered a sole source.

Amount to be Approved: Up to an additional \$300,000, making the total authorized amount for the Contract up to \$3,660,000

Source of Funds to NYCEDC: Tax Levy funds made available by MOME

Scope: NYCEDC and NYU Tandon intend to continue to build on the success of the NYC Media Lab program, furthering its original mission to build a program of engagements between institutions of higher education and the digital media and communications industry to encourage innovation, talent development and ultimately job growth and wealth creation in New York City.

In 2009, NYCEDC funded a study to survey the media landscape in NYC - NYC.Media.2020 - to identify challenges and opportunities facing New York's media sector and NYC Media Lab was one program that came out of the process.

The Amendment will provide additional funding to NYC Media Lab to conduct a similar study culminating in a report that (i) explores how advances in human-computer interaction will change the way that people engage with information, commerce, entertainment, and one another and (ii) addresses concerns about diversity in media and tech and the role media and technology play in defining the public sphere and advancing

people's understanding of the world. The new report will identify emerging trends and opportunities for New York City in a global context during the next decade.

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

The NYC Media Lab project was last presented to the Executive Committee on September 28, 2018.

NYCEDC Project Code: 3738

Staff: Karen Bhatia, Senior Vice President, Initiatives
Janita Sawh, Senior Project Manager, Initiatives
Lauren Brady, Senior Counsel

NYCEDC INCUBATOR INITIATIVE: MADE IN NY MEDIA CENTER
Executive Committee Meeting
September 27, 2019

Project: Manage the existing Made in NY Media Center (the “Media Center”), a media and technology incubator of approximately 20,000 square feet located at 30 John Street in Brooklyn, that provides affordable workspace for media and entertainment projects, entrepreneurs and companies, including start-ups and freelancers; provides educational and networking programming to Media Center users and the broader community; and facilitates collaboration across media and entertainment industry segments. The facilities also include a café, media exhibition and gallery space, a production grade theater and classrooms.

Contractor: The Independent Feature Project, Inc. (“IFP”)

Agreements to be Approved:

- An amendment (the “Amendment”) to the existing agreement with IFP (the “Agreement”) for the Project to provide additional funds for the Project to facilitate additional Project scope
- Any needed Funding Source Agreements

Procurement Method: Sole source

Amount to be Approved: Up to \$825,000

Source of Funds to NYCEDC: Tax Levy funds provided by the Mayor’s Office of Media and Entertainment (“MOME”)

Scope: The funding provided under the Amendment will be used principally to implement an updated version of the standing incubator services plan, to continue successful programs, and to create the initial phase of new programs; all programming is intended to encourage innovative content creation, industry innovation and sector diversity. The programs to be funded primarily include:

- a) **Media and Tech Programming.** IFP will produce a series of year-round programs, including panel events, professional development programs, and an accelerator program, that serves a diverse community, including women, people of color, and other historically under-served persons.
- b) **Podcasting:** IFP will continue the Podcast Training Certificate Program. The Program will explore every aspect of podcast making, from development to production and post-production through to distribution and monetization. The Program will focus on serialized content, both narrative and non-narrative, with a concentration on journalism. IFP will host and enable in its theater space live-recording events specifically for podcast production. IFP will also support the burgeoning podcasting community and marketplace through its podcast studio

and offering public symposiums, workshops and integration of podcasting into IFP's ClassWork series of professional development courses.

- c) **MOME Programming:** Ongoing programming design and venue support to further promote MOME initiatives around film financing, podcast creation, reaching and recruiting diverse voices in media and entertainment, Made in NY Industry and career panels.
- d) **“Made in NY” Honors at the 2019 IFP Gotham Awards:** As part of MOME's efforts to recognize the contributions of key stakeholders to New York City's media and entertainment industry, MOME will have the opportunity to present a Made in NY Award to one honoree, selected by MOME in consultation with IFP, onstage at the IFP Gotham Awards ceremony.
- e) **Freelancer's Hub:** IFP shall engage the Freelancers Union to manage and operate the Freelancers Hub in Brooklyn, which shall provide services and programming for independent workers, and provide satellite programs in the Boroughs of Queens, Staten Island, the Bronx, and Manhattan, among other activities

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

The Made in NY Media Center project was last presented to the Executive Committee on August 8, 2018.

NYCEDC Project Code: 3662

Staff: Karen Bhatia, Senior Vice President, Initiatives
Janita Sawh, Senior Project Manager, Initiatives
Lauren Brady, Senior Counsel, Legal

CITYWIDE REHABILITATION/IMPROVEMENTS
Executive Committee Meeting
September 27, 2019

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

Contractors:

- McKissack
- Hunter Roberts
- Gilbane

Agreements to be Approved for Project Work:

- One or more amendments (the “McKissack Amendments”) to NYCEDC’s CM Contract with McKissack (the “McKissack 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 to provide for Project services
- One or more amendments (the “Gilbane Amendments”) to NYCEDC’s CM Contract with Gilbane (the “Gilbane Contract”) to provide for Project services

Procurement Method: Sole source amendments to contracts with the Contractors that were competitively procured. Each Contractor 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 the Contractors may, in turn, subcontract certain work.

Amounts to be Approved:

- Up to \$700,000 for the McKissack Amendments
- Up to \$300,000 for the 2017 Hunter Roberts Amendments
- Up to \$3,007,500 for the Gilbane Amendments

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

Scope: NYCEDC proposes that the Contractors undertake substantially the Project work listed in Attachment A.

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

Staff: Jhaelen Hernandez-Eli, Senior Vice President, Asset Management
Sophia Abel, Senior Project Manager, Asset Management
Isabel Miesner, Senior Project Manager, Asset Management
Gaudy Santos, Senior Project Manager, Asset Management
David Smucker, Project Director, Capital Program
Michael Barone, Senior Counsel, Legal

Attachment A

Contract	Work Site	Borough	Project Work	Estimated Maximum Cost	Project Code
McKissack	Hunts Point	Bronx	Rehabilitation of a train rail by Building D at Hunts Point Produce Market	\$200,000 (City Capital)	7924
McKissack	600 Food Center Drive	Bronx	600 Food Center Drive office and parking lot improvements	\$500,000 (Programmatic)	8110
			Total McKissack Amendments	\$700,000	
2017 Hunter Roberts	Staten Island Ferry Terminal	Staten Island	Work needed to obtain final Certificate of Occupancy for the Staten Island Ferry Terminal	\$300,000 (Programmatic)	1149
			Total 2017 Hunter Roberts Amendments	\$300,000	
Gilbane	Bricktown Retail Center	Staten Island	Phase 2 work related to the construction of a New York Public Library branch at Charleston	\$3,007,500 (City Capital)	7131
			Total Gilbane Amendments	\$3,007,500	

CITYWIDE PLUMBING SERVICES
Executive Committee Meeting
September 27, 2019

Project: Citywide plumbing services at various sites managed by NYCEDC

Contractor: Economy Plumbing & Heating Co., Inc. (“Economy”)

Agreement to be Approved: An amendment (the “Economy Amendment”) to add funds and services to the contract with Economy (the “Economy Contract”) for the Project

Procurement Method: Sole source amendment to a contract that was competitively procured

Amount to be Approved: Up to an additional \$3,000,000, making the total authorized amount for the Economy Contract up to \$6,000,000

Sources of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: Provide on-call plumbing maintenance, repair and emergency services at various sites managed by NYCEDC, including without limitation:

- Provide quarterly inspections for Brooklyn Navy Yard Pier C
- Monthly grease trap cleaning at Brooklyn Wholesale Meat Market and New Fulton Fish Market
- Gas monitoring at St. George Ball Park
- Backflow certification (new license)
- Emergency fire sprinkler work
- Emergency boiler work
- Waterjetting at Brooklyn Wholesale Meat Market, New Fulton Fish Market, La Marqueta, and Moore Street Market
- Provide continuing on-call plumbing services for NYCEDC related properties as needed

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

The Economy Contract was last presented to the Executive Committee on March 23, 2016.

NYCEDC Project Code: 6259

Staff: Eric Bassig, Project Manager, Administrative Services
Mayra Ortiz-Ranko, Vice President, Asset Management
Emily DeVito, Vice President, Asset Management
Joseph Palazzola, Assistant Vice President, Asset Management
Stephen Markovic, Senior Project Manager, Asset Management
Michael Barone, Senior Counsel, Legal

**WATERFRONT MAINTENANCE
Executive Committee Meeting
September 27, 2019**

Project: Waterfront maintenance services at various sites managed by NYCEDC

Contractors:

- Reicon Group, LLC (“Reicon”)
- Sound Marine Construction & Salvage, Inc. (“Sound Marine”)

Agreements to be Approved: A contract with each of Reicon and Sound Marine (together, the “Contracts”) to provide Project services

Procurement Method: Publicly advertised RFP, using the competitive sealed proposals method

Amount to be Approved: Up to \$15,000,000 in the aggregate for both Contracts

Sources of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: Waterfront maintenance services at various sites managed by NYCEDC, including, without limitation:

- Inspection of maritime assets.
- Environmental remediation
- Emergency repairs
- Storm preparation and response
- Dry docking services
- Heavy machinery repair
- Custom fabrication
- Barge ballasting
- Repair and servicing of maritime assets including NYC Ferry

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

NYCEDC Project Code: 7882

Staff: Eric Bassig, Project Manager, Administrative Services
Mayra Ortiz-Ranko, Vice President, Asset Management
Emily DeVito, Vice President, Asset Management
Joseph Palazzola, Assistant Vice President, Asset Management
Stephen Markovic, Senior Project Manager, Asset Management
Michael Barone, Senior Counsel, Legal

CCTV MAINTENANCE FOR NYCEDC PROPERTIES
Executive Committee Meeting
September 27, 2019

Project: Maintenance and installation services for CCTV equipment, data transmission antennas and data storage equipment at various sites managed by NYCEDC, including NYC Ferry sites

Contractor: Demand Electric Inc. (“Demand”)

Agreement to be Approved: A contract with Demand for Project services (the “Demand Contract”)

Procurement Method: Since there was a public RFP for this contract that received only one response, under NYCEDC's annual contracts with the City the Demand Contract will be considered to be a sole source contract.

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

Sources of Funds to NYCEDC: NYCEDC programmatic budget funds

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

Scope: Provide hardware and software maintenance for, and install, CCTV equipment (including cameras), data transmission antennas and data storage equipment, at various sites managed by NYCEDC, including NYC Ferry sites.

NYCEDC Project Code: 7881

Staff: Eric Bassig, Project Manager, Administrative Services
Mayra Ortiz-Ranko, Vice President, Asset Management
Emily DeVito, Vice President, Asset Management
Joseph Palazzola, Assistant Vice President, Asset Management
Stephen Markovic, Senior Project Manager, Asset Management
Michael Barone, Senior Counsel, Legal

ON-CALL CITYWIDE RUBBISH REMOVAL SERVICES
Executive Committee Meeting
September 27, 2019

Project: Rubbish removal services and provision of dumpsters citywide at various sites managed by NYCEDC and designated by NYCEDC for such services

Contractor: Filco Carting Corp. (“Filco”)

Agreement to be Approved: An amendment (the “Filco Amendment”) to NYCEDC’s citywide rubbish removal services contract with Filco (the “Filco Contract”) to extend the term to enable services to continue while a new Project contract is being procured and to provide additional funds for Project services

Procurement Method: Sole source amendment to the Filco Contract which was procured through a publicly advertised RFP to which there was one response

Amount to be Approved: Up to \$100,000, bringing the total authorized amount of the Filco Contract to up to \$1,100,000

Sources of Funds to NYCEDC: NYCEDC programmatic budget funds

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

Scope: Provide dumpsters and monthly rubbish removal services at Whitehall Ferry Terminal, La Marqueta and New Fulton Fish Market. In addition, Filco shall provide dumpsters and rubbish removal services on an as needed basis for various other sites citywide, including, but not limited to BAT, as designated by NYCEDC.

This Citywide Rubbish Removal Services project was last presented to the Executive Committee on September 30, 2016.

NYCEDC Project Code: 6222

Staff: Eric Bassig, Project Manager, Administrative Services
Mayra Ortiz-Ranko, Vice President, Asset Management
Joseph Palazzola, Assistant Vice President, Asset Management
Stephen Markovic, Senior Project Manager, Asset Management
Raymond Klein, Counsel, Legal

**ELEVATOR MAINTENANCE, REPAIR AND EMERGENCY SERVICES AT THE
BROOKLYN ARMY TERMINAL AND VARIOUS SITES
Executive Committee Meeting
September 27, 2019**

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

Contractors: Schindler Elevator Corporation (“Schindler”) and possibly Slade Industries Inc. (“Slade”) and Thyssenkrupp Elevator Corporation (“Thyssenkrupp”)

Agreements to be Approved:

- An amendment (the “Schindler Amendment”) to an existing contract with Schindler for Elevator Services (the “Old Schindler Contract”) to provide additional funding and to extend the end of the term from August 31, 2019 through approximately the end of 2019
- A new contract with each of one or more of Schindler, Slade and Thyssenkrupp to provide for Elevator Services (together the “Other Contracts”) commencing in approximately early 2020

Procurement Method:

- Schindler Amendment – sole source amendment to a contract that was procured through a publicly advertised RFP
- Other Contracts - Publicly advertised RFP

Amount to be Approved:

- Up to \$587,696.64 for the Schindler Amendment
- Up to \$4,351,000 in the aggregate for the Other Contracts

Source of Funds to NYCEDC: NYCEDC programmatic budget funds

Scope: BAT and Bush Terminal are City-owned properties leased and managed by NYCEDC. NYCEDC requires a contractor to provide the Elevator Services at BAT, Bush Terminal and other various sites managed by NYCEDC. The Elevator Services include visual inspections, general preventative maintenance, and part replacements. Schindler under the Schindler Amendment and the contractors with which NYCEDC enters into the Other Contracts will be 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 maintain a daily log of services performed. Schindler and the contractors under the Other Contracts will provide the materials and perform the tasks necessary to adequately furnish all labor, supervision, schedules, tools, equipment, supplies and permits for the Elevator Services.

NYCEDC issued an RFP for new contracts for Elevator Services and as a result

proposes to enter into the Other Contracts with one or more of the respondents to the RFP (Schindler, Slade, and Thyssenkrupp) to commence performing the Elevator Services thereunder approximately early in 2020. The Other Contracts would be in place of the new Schindler contract for Elevator Services approved by the Executive Committee on August 13, 2019.

Proposed Resolution: To authorize the President and any empowered officer entering into the Schindler Amendment and the Other Contracts substantially as described herein

This Project was last presented to the Executive Committee on August 13, 2019.

NYCEDC Project Code: 7459

Staff: Judith Zevack, Assistant Vice President, Brooklyn Army Terminal
Dave Aneiro, Vice President, Brooklyn Army Terminal
Raymond Klein, Counsel, Legal

ACADEMY EXPRESS, L.L.C. SERVICE CONTRACT: AMENDMENT
Executive Committee Meeting
September 27, 2019

Project: Provision of express bus service between the South Shore of Staten Island and Midtown Manhattan during peak weekday morning and evening hours (the "SI Bus Services")

Contractor: Academy Express, L.L.C. ("Academy")

Agreements be Approved:

- An amendment (the "Amendment") to the contract for SI Bus Services (the "Contract") with Academy to provide additional funding for the purchase of updated MetroCard-compatible fare reader machines
- Any needed Funding Source Agreements
- Any other needed agreements, amendments to agreements (including an MOU with City DOT) or arrangements with one or more City or State agencies or affiliates thereof related to their assisting in administration of the Contract (the "Administration Agreements")

Procurement Method: Sole source amendment. The Contract's prior operator filed for bankruptcy in late 2013 and the bankruptcy court held an auction for the Contract. Academy was the sole bidder and made its bid contingent on receiving a three-year extension of the Contract (which was set to expire in September 2014). On December 16, 2013, the bankruptcy court declared Academy the successful bidder. Academy assumed the Contract and commenced operation of the bus services on January 1, 2014. The Contract has been amended annually since September 8, 2017 on a sole source basis in order to prevent any interruption in service. Most recently, the Executive Committee authorized a one year extension at its August 13, 2019 meeting.

Amounts to be Approved: Up to \$100,000 in additional funds

Scope: NYCEDC proposes to amend the Contract to include additional funding for Academy to cover the costs of purchasing new fare reader equipment. City DOT and Academy determined that the current technology it uses is beyond its useful life and fails to provide accurate ridership and fare collection data, which is essential for the operation of the services. The equipment will be purchased by Academy through a vendor approved by City DOT and MTA.

Source of Funds: Funds made available by the City

Proposed Resolution: To authorize the President and any empowered officer to enter into the Amendment, any needed Administration Agreements and any needed Funding Source Agreements

The Contract for the SI Bus Services was last presented to the Executive Committee on August 13, 2019.

NYCEDC Project Code: 1379

Staff: Adam Lomasney, Assistant Vice President, Ports & Transportation
Andrew Genn, Senior Vice President, Ports & Transportation
Caroline Nguyen, Counsel, Legal