important. Ms. Wylde noted that the big sell for JetBlue was co-branding – allowing it to carry the City's brand. Mr. Clement then commented that something the Biz Dev team did very well was serving as a concierge and educating companies about the various areas in New York City, and that this was important because many companies focused only on Manhattan and did not know where in the City to look. In answer to another question from Mr. Louis, Mr. Clark explained that the cities that New York City was typically competing against the most varied from industry to industry, and he then discussed examples of the City's primary competition with respect to life sciences, green economy, and tech. At this time, in response to a request from Mr. Kimball, Melissa Román Burch, Chief Operating Officer and an Executive Vice President of NYCEDC, discussed that a portion of the Biz Dev team's work was also focused on how NYCEDC directly communicates with institutional investors to dispel a lot of outdated ideas of what New York City is and to connect them with the real-time data and information about jobs and population, NYCEDC's real estate projects, and the growth of the City through direct dialogue. Ms. Román Burch then summarized a lot of the outreach and work that NYCEDC had done with groups from the Pension Real Estate Association ("PREA") to the Association of Foreign Investors in Real Estate ("AFIRE"). At this time, Mr. Charlop-Powers discussed two business incentive programs – the Relocation Assistance Credit for Employees ("RACE") program, and a new business attraction leasing incentive for companies that would be net new to the City – that currently were not in the Governor of New York's budget and would be moving to the legislative session, and that such programs were catalytic for retaining and attracting businesses in New York City. It was noted how labor intensive were the Biz Dev activities.

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

Ms. Wylde, Mr. Thamkittikasem and Mr. Hiltzik left the meeting at this time.

6. QueensWay

Meredith Simon-Pearson, a Vice President of NYCEDC, then presented a proposal (a) for NYCEDC to enter into (i) a consultant contract with Stantec Consulting Services Inc. to provide design and related services for the Forest Park Pass Component, (ii) a construction management ("CM") contract with the selected construction manager to provide CM and related services, including pre-construction, construction, and post-construction services, (iii) a special inspections contract, if a new agreement is being entered into for the QueensWay Project, (iv) one or more force account agreement(s) to be entered into with (1) the Long Island Railroad ("LIRR") to provide project accommodation and related services as a result of QueensWay Project work in proximity to LIRR railroad tracks, and (2) any utilities, governmental or quasi-governmental entities that require project accommodation and related services as a result of QueensWay Project work, (v) any needed Funding Source Agreements, and (vi) any needed amendments to the above agreements, and (b) for NYCEDC to make

QueensWay Project expenditures and enter into other related documents, all to provide for the design and construction of the QueensWay linear park on a portion of the right of way of the former Rockaway Beach branch of the LIRR, and some adjacent property, which is comprised of the following components: (1) Metropolitan Hub, between Metropolitan Avenue and Union Turnpike (the "Metropolitan Hub Component"), and (2) Forest Park Pass, between Union Turnpike and Park Lane South (the "Forest Park Pass Component", and collectively with the Metropolitan Hub Component, the "QueensWay Project"), all on substantially the terms set forth in Exhibit D hereto.

In answer to a question from Ms. Anadu, Ms. Simon-Pearson stated that the federal funds for this project were United States Department of Transportation ("USDOT") funds. In answer to a question from Mr. Constantinides, Ms. Simon-Pearson stated that NYCEDC's grant agreement for the USDOT funds was fully executed, that the first phase of the funding was obligated, and that NYCEDC expected that the remaining funds would be obligated once the required environmental review and other processes were completed.

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

7. Election of Members of Committees

Mr. Kimball noted that Maria Torres-Springer had recently departed from the Board of Directors of NYCEDC and its Executive Committee, and that Janet Peguero had recently departed from the Board of Directors of NYCEDC and its Legal Affairs Committee.

As a result, a motion was made to elect (i) Adolfo Carrión, Jr. as a member of the Executive Committee of NYCEDC's Board of Directors and (ii) James McSpiritt to serve as a member of the Legal Affairs Committee of NYCEDC's Board of Directors. Such motion was seconded and unanimously approved.

8. Election of Officers

Under NYCEDC's Bylaws, the Board shall elect such Senior Vice Presidents as it may from time to time determine. At this time, Mr. Kimball proposed that each of Zack Aders, Anton Fredriksson and Wendy Star be elected as a Senior Vice President of NYCEDC.

A description of certain responsibilities of Senior Vice Presidents may be found in Article IV of NYCEDC's Bylaws. It was anticipated that Mr. Aders would oversee a portion of NYCEDC's Capital Program Division, Mr. Fredriksson would oversee NYCEDC's Ports Waterfront and Transportation Department, and Ms. Star would oversee a portion of NYCEDC's Equity and Community Impact Division. Mr. Aders, Mr.

QUEENSWAY
Board of Directors Meeting
April 30, 2025

Project Description:	The design and construction of the QueensWay linear park on a portion of the right of way of the former Rockaway Beach branch of the Long Island Railroad ("LIRR"), and some adjacent property, which is comprised of the following components: (1) Metropolitan Hub between Metropolitan Avenue and Union Turnpike (the "Metropolitan Hub Component"), and (2) Forest Park Pass, between Union Turnpike and Park Lane South (the "Forest Park Pass Component", and collectively with the Metropolitan Hub Component, the "Project") (The Project location is approximately depicted in the attached map).
Borough:	Queens
Types of Contracts:	A design contract, a CM Contract, force account agreement(s), special inspections contract, and any needed Funding Source Agreements for the Project.
Amounts to be Approved:	Up to $152,687,000 in the aggregate for the Project, of which it is anticipated that approximately $6,500,000 will be used for the design services for the Metropolitan Hub Component, under an existing civil engineering retainer contract; approximately $12,000,000 will be used for the design services for the Forest Park Pass Component through a new design contract; approximately $1,700,000 will be used for special inspection services, either through a new contract or for services under an existing special inspections retainer contract; approximately $1,200,000 will be used for one or more force account agreements; and all or most of the remaining balance will be used for a CM Contract.
Type of Funds:	City Capital Budget funds and Federal United States Department of Transportation's funds through the Federal Highway Administration ("FHWA") Reconnecting Communities and Neighborhoods Neighborhood Access and Equity Program ("RCN NAE") Grant
Procurement Methods:	Publicly advertised RFPs for the design contract for the Forest Park Pass Component, and, if a new

special inspections contract is to be used, the special inspections contract; a competitive sealed proposals procurement for the CM Contract; and sole source for the force account agreement(s). The Metropolitan Hub Component's design services will be performed through a then existing civil engineering retainer contract. The specific contractor for the special inspections contract, the CM Contract and any force account agreement in addition to a force account agreement with the LIRR will be approved by the President or an Executive Vice President of NYCEDC.

Agreements to be Approved:

- A consultant contract and any necessary amendments thereto (the "Stantec Design Contract") with Stantec Consulting Services Inc. to provide design and related services for the Forest Park Pass Component;
- A CM Contract and any necessary amendments thereto (the "QueensWay CM Contract") with the selected CM to provide CM and related services for the Project, including pre-construction, construction, and post-construction services;
- A special inspections contract and any necessary amendments thereto (the "Special Inspections Contract") for the Project, if a new agreement is being entered into;
- One or more force account agreement(s) and any necessary amendment(s) thereto (the "Force Account Agreement(s)") to be entered into with: (1) the LIRR to provide Project accommodation and related services as a result of Project work in proximity to LIRR railroad tracks, and (2) any utilities, governmental or quasi-governmental entities that require project accommodation and related services as a result of Project work; and
- Any needed Funding Source Agreements.

DBE Requirement: 12% for Stantec Design Contract

Scope of Work: In partnership with City Parks, the Project will provide for design, construction, construction management, special inspection, and related services for conversion of a portion of the right of way of the former Rockaway Beach branch of the LIRR and some adjacent property into a linear park with two components, between (1) Metropolitan Avenue and Union Turnpike and (2) between Union Turnpike and Park Lane South. The selected CM will hold trade contracts and will provide CM services in connection with the construction of the improvements.

The work will include, without limitation:

- Demolition and earthwork: The conversion to park land will require demolition of the existing facilities that occupy the site. The park construction includes excavation, grading, removal of invasive plant species and slope stabilization.

- ADA accessible entrances and retaining walls: The Project entrances will include construction of retaining walls to create accessible entrances with ramps up to the park site on the former railroad embankment.

- Shared use path: The Project construction will include a shared use pedestrian and bicycle path including concrete, asphalt, pavement markings, and fencing/railings.

- Site furnishings and landscaping: Construction of program areas including adult fitness, children's play, and flexible gathering space, as well as benches, seating, lighting and plantings throughout the Project.

- Pedestrian bridges: Building a new pedestrian bridge over the active LIRR line which currently divides the Metropolitan Hub Component site, and the rehabilitation of two bridges over Union Turnpike as part of the Forest Park Pass Component.

- Utilities: The Project construction will include utility systems including a drainage system, electric and water service.

The CM will subcontract certain services to implement the Project.

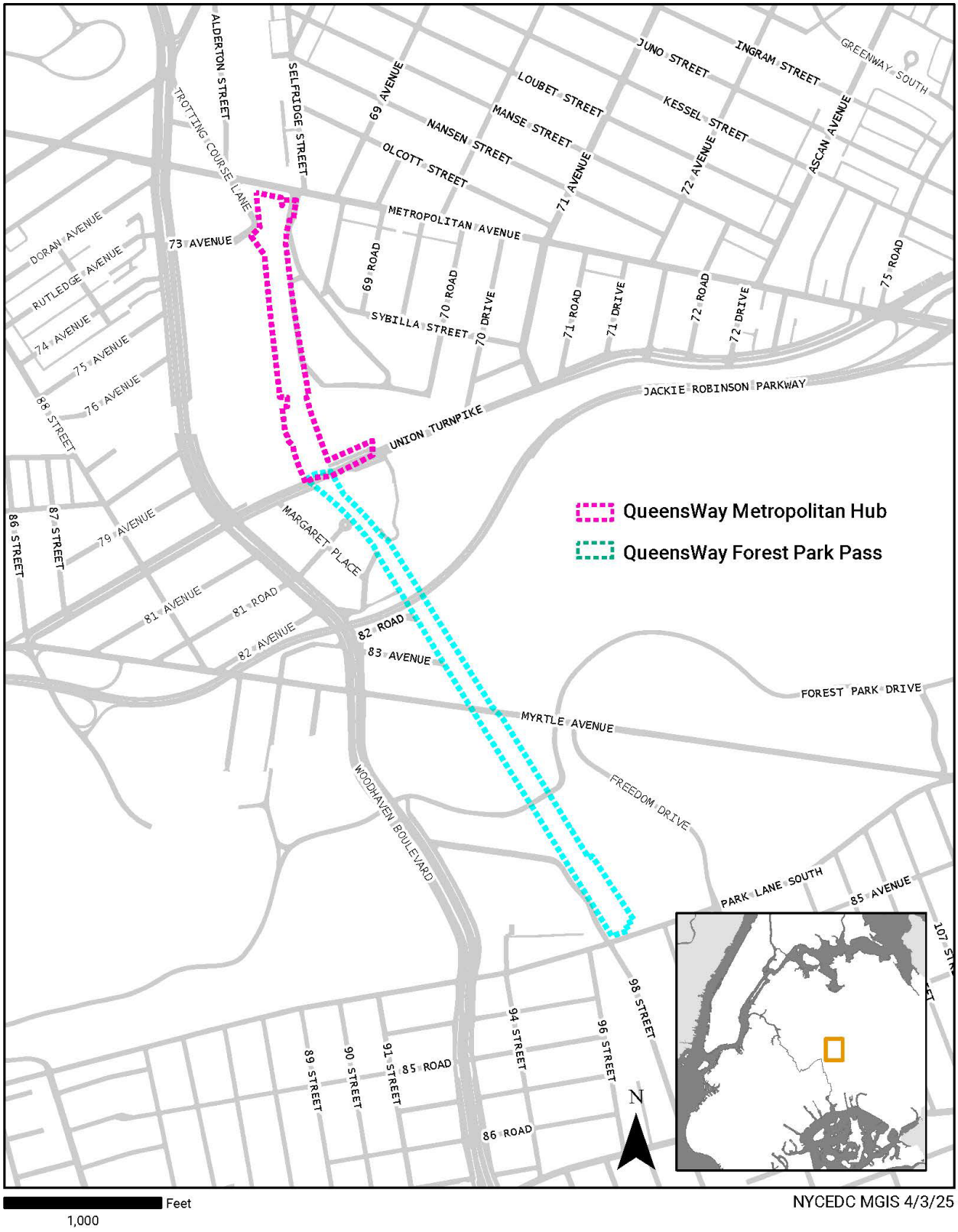
It is anticipated that a portion of the $152,687,000 for which approval is sought in this item may be used for the Project for other small contracts that are of a size that does not require Executive Committee approval and/or to fund Project work under then existing retainer agreements, including the possible use of a then existing special inspections retainer, up to the remaining amount for which those retainers have been previously authorized.

Proposed Resolution: To authorize the President and any empowered officer to enter into the Stantec Design Contract, the QueensWay CM Contract, the Special Inspections Contract, the Force Account Agreement(s), any needed Funding Source Agreements, and any needed amendments to these agreements, and to make Project expenditures and enter into other related documents, substantially as described herein

Relevant Staff: Joseph Pikiewicz, Vice President, Capital Program
Meredith Simon-Pearson, Vice President, Capital Program
Len Greco, Senior Vice President, Capital Program
Candace Chung, Senior Counsel, Legal

Project Code: 10273

QueensWay Metropolitan Hub & Forest Park



LDCMT-26-14508