Hugh L. Carey Battery Park City Authority
Meeting of the Members
200 Liberty Street, 24th floor
New York, New York 10281
September 10, 2024
2:00 p.m.
AGENDA

I. CALL TO ORDER

II. APPROVAL OF THE JUNE 26, 2024 MINUTES

III. PUBLIC COMMENT

IV. PRESIDENT'S REPORT

V. INVESTMENT COMMITTEE MEETING REPORT

VI. AUDIT COMMITTEE MEETING REPORT

VII. CORPORATE ACTION

A. September 2024 Consent Agenda

1. Request to Amend the Contract with Slade Industries, Inc. (Elevator Maintenance).
2. Request to Enter into an Agreement with Spruce Technology, Inc. (Microsoft SharePoint Software Development, Maintenance and Support Services).

B. Approval of Pre-Qualified Panel to Provide Real Estate Consultant Services.

C. Authorization to file the "Proposed Budget and Financial Plan" for fiscal year 2025 pursuant to Section 2801 of the Public Authorities Law.

VIII. RESILIENCY & SUSTAINABILITY UPDATE

IX. OVERVIEW OF THE DEIS

X. PUBLIC PROGRAM UPDATE

XI. MWBE REPORT

XII. MOTION TO ADJOURN

FOR INFORMATION ONLY

A. Recent and Upcoming Procurement Activity
B. 3rd Quarter Budget to Actual Update
C. Use of Bond Proceeds
D. Selected Press Clippings

The Hugh L. Carey Battery Park City Authority is a New York State public benefit corporation whose mission is to plan, create, coordinate and sustain a balanced community of commercial, residential, retail, parks and open space within its designated 92-acre site on the lower west side of Manhattan.

AUTHORIZATION TO AMEND AN AGREEMENT WITH SLADE INDUSTRIES

BE IT RESOLVED that in accordance with the materials presented to this meeting, the President and Chief Executive Officer of the Hugh L. Carey Battery Park City Authority (the "President") or her/his designee(s) be, and each of them hereby is, authorized and empowered to amend contract #18-2575 with Slade Industries, Inc. to: 1) extend the term of the contract by six (6) months to February 28, 2025; 2) increase the rates for non-routine and routine maintenance; and 3) add additional funds of $16,392.23 for a new not-to-exceed contract value of $310,180.23, and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute and deliver the contract on behalf of the Hugh L. Carey Battery Park City Authority, subject to such changes as the officer or officers shall, with the advice of counsel, approve as necessary and appropriate and in the best interests of the Authority, such approval to be conclusively evidenced by the execution and delivery of the contract; and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents and to take all such other and further actions as may be necessary, desirable or appropriate in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

<u>AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH SPRUCE TECHNOLOGY INC. TO PROVIDE MICROSOFT SHAREPOINT SOFTWARE DEVELOPMENT, MAINTENANCE AND SUPPORT SERVICES</u>

BE IT RESOLVED that in accordance with the materials presented to this meeting, the President and Chief Executive Officer of the Hugh L. Carey Battery Park City Authority (the “President”) or her/his designee(s) be, and each of them hereby is, authorized and empowered to enter into an agreement with Spruce Technologies, Inc. to provide Microsoft SharePoint Software Development, Maintenance, and Support Services for a term of three (3) years for a not-to-exceed amount of $350,000.00, and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute and deliver the contract on behalf of the Hugh L. Carey Battery Park City Authority, subject to such changes as the officer or officers shall, with the advice of counsel, approve as necessary and appropriate and in the best interests of the Authority, such approval to be conclusively evidenced by the execution and delivery of the contract; and be it further

RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents and to take all such other and further actions as may be necessary, desirable or appropriate in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

<u>AUTHORIZATION TO PRE-QUALIFY FIRMS FOR REAL ESTATE CONSULTANT SERVICES</u>

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the "President") of the Battery Park City Authority or his/her designee(s) be, each of them hereby is, authorized and empowered to pre-qualify the real estate advisors listed on <u>Appendix A</u> for real estate consultant services on a per assignment basis for a term of three (3) years with an option to extend the panel for one (1) additional year (subject to the approval of the Members) and with an annual, aggregate cap equal to the approved budgeted amount for real estate advisory services; and be it further

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Authority, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Contract; and be it further

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

APPENDIX A
Pre-Qualified Panel for Real Estate Consultant Services
***NYS M/WBE Certified**

Real Estate Advisory Services

BJH Advisors*
CBRE
Ernst & Young
FTI Consulting
HR&A Advisors
Infrastructure Advisors*
Jones Lang LaSalle
Karp Strategies*
Newmark
Washington Square Partners

Commercial Real Estate Brokerage Services

CBRE
Jones Lang LaSalle
Newmark

Real Estate and/or Property/Fixture Appraisal

CBRE
Ernst & Young
FTI Consulting
Jones Lang LaSalle
Newmark

Affordable Housing Advisory Services

BJH Advisors*
HR&A Advisors
Jones Lang LaSalle

AUTHORIZATION TO FILE THE PROPOSED BUDGET AND FINANCIAL PLAN FOR FISCAL YEAR 2025 PURSUANT TO SECTION 2801 OF THE PUBLIC AUTHORITIES LAW

BE IT RESOLVED, that in accordance with the materials presented to this meeting, the President and Chief Executive Officer of the Hugh L. Carey Battery Park City Authority (the “President”), or her/his designees be, and each of them hereby is, authorized and empowered to file the “Proposed Budget and Financial Plan” for fiscal year 2025 pursuant to Section 2801 of the Public Authorities Law.

RESOLVED, that the President, or her/his designee be, and each of them hereby is, authorized and empowered to execute all such other and further documents and take all such other and further actions as may be necessary, desirable or appropriate in connection with the authorization contemplated in the foregoing resolution, and any such actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.