NEW YORK STATE OF OPPORTUNITY. | Queens West Development Corporation

A Subsidiary of Empire State Development

QUEENS WEST DEVELOPMENT CORPORATION

Meeting of the Directors
at the Offices of

Empire State Development
5 Grand Central East (655 Third Avenue) – 6th Floor Conference Room B
New York, New York 10017

Monday

March 23, 2026 – 10:30 am

AGENDA

I. CORPORATE ACTIONS

A. Approval of the Minutes of the March 24, 2025 Meeting of the Directors

B. Queens West Development Corporation FY 2026-2027 Budgets – Approval of QWDC's Fiscal Year 2026-2027 (April 1, 2026 – March 31, 2027) Operating and Capital Budgets

II. FOR CONSIDERATION

A. Hunters Point (Queens West) Waterfront Development Land Use Improvement Project – Procurement of Environmental Consulting Services - Authorization to Amend the Contract with Fleming-Lee Shue, Inc. to Provide Additional Environmental Remediation Services and to Continue to Provide Environmental Monitoring Services; and Authorization to Take Related Actions

Item I. A.

DRAFT – SUBJECT TO REVIEW AND REVISION

QUEENS WEST DEVELOPMENT CORPORATION

MINUTES

of the
Meeting of the Directors

at the offices of
Empire State Development
655 Third Avenue
New York, New York 10017

Held on

Monday, March 24, 2025

Directors In Attendance:	David Viana - Acting Chair Amy Lawrence Matthew Pedersen Angel Santana
Present for QWDC:	Debbie Royce, Acting Corporate Secretary
Present for ESD:	Matthew Acocella, Associate Counsel Anthony Dalessio, Deputy Chief Financial Officer and Controller Eugene Kwiatkowski, Senior Director of Budgeting Raymond Orlando, Chief Financial Officer Anna Pycior, Senior Vice President - Community Relations Arden Sokolow, Executive Vice President - Real Estate Development and Planning

Acting Chair Viana called the meeting of the Queens West Development Corporation ("QWDC" or the "Corporation") to order at approximately 3:02 p.m. and noted that the meeting was being webcast.

Acting Chair Viana stated for the record that the Directors received the relevant written materials in advance of the meeting and that the public had been given the opportunity to

comment on the meeting's Agenda items by submitting their written comments by 4:30 p.m. on Friday and further stated that no comments were received.

Acting Chair Viana then asked the Directors whether anyone had any potential conflicts of interest with respect to any of the items on the proposed Agenda. Hearing none, he then called for a motion to approve the Minutes of the March 21, 2024 Directors' Meeting. There being no changes or corrections, upon motion duly made and seconded, the following Resolution was unanimously adopted:

APPROVAL OF MINUTES AND RATIFICATION OF ACTIONS TAKEN AT THE MARCH 21, 2024, MEETING OF THE DIRECTORS OF THE QUEENS WEST DEVELOPMENT CORPORATION

RESOLVED, that the Minutes of the meeting of the Corporation held on March 21, 2024 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such Minutes, are hereby in all respects ratified and approved as actions of the Corporation.

* * *

Next, Acting Chair Viana called on the Matthew Acocella, Empire State Development's ("ESD") Associate Counsel, to present the first item on the Agenda relating to the appointment of Officers for the Directors' consideration.

Mr. Acocella explained that the Directors were being asked to approve the appointment of David Viana, who currently also serves as ESD's Assistant Vice President for Community Relations and Subsidiary Affairs, as the new President of the Corporation. Mr. Acocella advised that in this role, Mr. Viana would assume the day-to-day responsibilities and management of

QWDC, an ESD subsidiary, going forward.

Following the presentation, the Acting Chair called for questions or comments from the Directors. Hearing none, and noting there were no comments from the public, upon motion duly made and seconded, the following Resolution was unanimously adopted:

QUEENS WEST DEVELOPMENT CORPORATION – Officers of the Corporation – Appointment of Officer – President

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BE IT RESOLVED, that David Viana be, and he hereby is, appointed to the office of President of the Queens West Development Corporation (the "Corporation"); and be it further

RESOLVED, that in accordance with and for all the purposes of the New York State Urban Development Corporation Act and the By-Laws of the Corporation, including but not limited to the indemnification provisions thereof, the foregoing individual is an "officer" of the Corporation.

* * *

Proceeding with the Agenda, Acting Chair Viana then presented the request for the approval of the Corporation's Operating and Capital Budgets for Fiscal Year 2025-2026 for the Directors' consideration.

Acting Chair Viana explained that the Directors were being asked to approve the Operating and Capital budgets for Fiscal Year 2025-2026, which includes an Operating Budget in the total amount of $5,072 which represents a $0 amount of personal service expenses and non-personal services expenses in the amount of $5,072. He advised the personal service expenses previously covered by QWDC would now be covered in ESD's Real Estate Development and Planning Department budget, which is the reason this amount has been

eliminated compared to previous years.

Acting Chair Viana further explained that the Operating expenses for Fiscal Year 2025-2026 included legal fees, accounting fees, insurance, telephone and internet expenses that are continued from previous years.

Acting Chair Viana advised that the Capital Budget, in the total amount of $1,550,000 includes construction costs in the amount of $450,000 for the New York State Parks Ranger and Comfort Station, and $865,000 for the 47th Street Park entrance, plus a small contingency. He further advised that both of these projects were completed under the purview of the New York City Department of Design and Construction ("NYCDDC") and that QWDC will issue payment upon notice and request from NYCDDC.

Acting Chair Viana noted the funding had been earmarked for a few years, and QWDC continues to wait for NYCDDC to issue the Notice of Completion in order for the funds to be released.

Acting Chair Viana further noted that the Capital budget also includes $70,000 for possible legal expenses connected to the property transfer of the Queens West Library site and the northern portion of Center Boulevard from QWDC to the City of New York. He also noted that the long-term plans for both of these properties include the eventual transfer of ownership to the City.

Following the presentation, the Acting Chair called for questions or comments from the Directors. Director Pedersen asked if the Corporation carries those costs that were just described forward each year and Acting Chair Viana stated that was correct.

Acting Chair stated that an effort was made to reach out to NYCDDC to see if the Corporation could advance those funds but noted NYCDDC has not yet been ready to issue the Notice of Completion.

The Acting Chair then called for any further questions or comments. Hearing none, and noting there were no comments from the public, upon motion duly made and seconded, the following Resolution was unanimously adopted:

QUEENS WEST DEVELOPMENT CORPORATION – Queens West Development Corporation ("QWDC") FY 2025-26 Budgets – Approval of QWDC's Fiscal Year 2025-26 (April 1, 2025 – March 31, 2026) Operating and Capital Budgets

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RESOLVED, that subject to the availability of funds, the attached QWDC Operating Budget and Capital Budget for Fiscal Year 2025-26, a copy of which is also ordered filed with the records of the Corporation, be and hereby is approved; and be it further

RESOLVED, that the Corporation is hereby authorized to undertake tasks and incur expenditures consistent with advancing the scope of work contemplated in the proposed Operating and Capital Budgets, subject to the availability of funds; and be it further

RESOLVED, that the President or his designees be, and the same hereby are authorized to execute and deliver on behalf of the Corporation all documents, instruments and agreements that the President shall deem necessary and appropriate to carry out these resolutions; and be it further

RESOLVED, that the President or his designees be, and the same hereby are authorized to take any action necessary and appropriate to carry out the foregoing.

* * *

Mr. Acocella then presented the next item on the Agenda relating to the Hunters Point (Queens West) Waterfront Development Land Use Improvement project for the Directors' consideration.

Mr. Acocella explained that the Directors were being asked to approve a modification to the Hunter's Point (Queens West) General Project Plan ("GPP") to amend the definition of "Lot Line", which is contained in the body of the GPP in the "General Development Controls" section. He advised this modification would allow for the Lot Line that coincides with the boundary of a public park within the project, to be considered a "Street Line" for the purpose of applying use and bulk regulations.

Mr. Acocella further explained that this modification was requested by TF Cornerstone, the developer of Parcels 1, 3, 5 and 6, and would correct a technical non-compliance with the New York State Multiple Dwelling Law, which does not recognize a park as a legal source of legal light and area for a dwelling, absent a specific zoning provision that provides for it.

Mr. Acocella noted that as the project currently stands, the buildings could not be rebuilt and permitted the way they are in the event of a casualty, and the proposed modifications would not alter the designed use or bulk of these completed buildings on these parcels.

Mr. Acocella further noted that the Corporation and ESD staff from the Environmental and Real Estate Departments have reviewed this request and have determined that the

modifications conform with the project's design goals and objectives and do not constitute a material change to the GPP.

Following the full presentation, Acting Chair Viana called for any questions or comments. Director Lawrence asked if the only change was the bolded language under the definition of "Lot Line, as indicated in the materials and Mr. Acocella stated that that was correct.

Director Pedersen then asked if there were any plans for development of the park parcels and Mr. Acocella stated that the original plan was left open as to whether it would be an internal road and then it was changed to be a park and that there are no plans to build anything on those park parcels.

The Acting Chair then called for any further questions or comments from the Directors. Hearing none, and noting there were no comments from the public, upon motion duly made and seconded, the following Resolution was unanimously adopted:

QUEENS WEST DEVELOPMENT CORPORATION – Modification to the General Project Plan and Design Guidelines - Approval of Proposed Modification to the General Project Plan for Obtaining Legal Light and Air for Parcels 1, 3, 5 and 6; Recommendation to the New York State Urban Development Corporation d/b/a Empire State Development Directors to Adopt the Proposed General Project Plan and GPP Design Guidelines Modification; and Authorization to Take Related Actions

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RESOLVED, that based on the materials presented to this meeting, copies of which are hereby ordered filed with the records of the Corporation, the Corporation hereby approves the proposed

modifications to the General Project Plan (GPP) and GPP Design Guidelines relating to obtaining legal light and air for Parcels 1, 3, 5 and 6; and be it further

RESOLVED, that the Corporation recommends that the Directors of the New York State Urban Development Corporation d/b/a Empire State Development approve the proposed modifications to the GPP and that the proposed modifications be deemed to likewise supersede and amend the GPP Design Guidelines to the extent necessary; and be it further

RESOLVED, that the President and his or her designee(s) be, and each of them hereby is, authorized and directed, in the name and on behalf of the Corporation to execute and deliver any and all documents and instruments, and to take all such actions as may be necessary or appropriate, to effectuate the foregoing.

* * *

Hearing no further business, the meeting adjourned at 3:12 p.m.

Respectfully submitted,

Debbie Royce
Acting Corporate Secretary

Item I. B.

NEW YORK STATE OF OPPORTUNITY. | Queens West Development Corporation

A Subsidiary of Empire State Development

FOR CONSIDERATION
March 23, 2026

TO: The Directors

FROM: David Viana

SUBJECT: Queens West Development Corporation ("QWDC") FY 2026-27 Budgets

REQUEST: Approval of QWDC's Fiscal Year 2026-27 (April 1, 2026 – March 31, 2027) Operating and Capital Budgets

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I. BACKGROUND

New York State Finance Law requires that prior to the commencement on April 1 of each new fiscal year, the Directors of Queens West Development Corporation ("QWDC" or the "Corporation") adopt an annual operating and capital budget. As such, attached for your review and approval is the proposed FY 2026-27 Operating Budget and FY 2026-27 Capital Budget for QWDC.

II. QWDC FY 2026-27 Operating Budget and Capital Budget Summary

The Operating Budget of $6,150 includes personal services expenses of $0 and non-personal services expenses of $6,150. Personal services expenses which were previously covered by QWDC's Operating Budget, are now being covered by Empire State Development's Real Estate Development and Planning Department budget. Operating expenses for Fiscal Year 2026-27 will include legal/accounting fees, insurance, and telephone/internet expenses.

The Capital Budget of $3,039,500 includes property management/maintenance costs of $1,619,500, which includes new funding needed for the next phases of environmental remediation and continued environmental monitoring on Parcel 8. NYSDEC has indicated to QWDC that the dissolved concentrations of contaminants of concern (mainly BTEX and naphthalene) remain at levels that do not meet the remedial action objectives of the Site Management Plan in place between QWDC and NYSDEC. As a result, NYSDEC instructed QWDC to present a work plan to detail a strategy to enhance the natural biodegradation of the contaminants of concern on site. NYSDEC has approved of the work plan submitted by QWDC, and QWDC must now implement the next steps in the work plan.

The Capital Budget also includes construction costs of $450,000 for the State Parks Ranger and Comfort Station, $865,000 for the 47th Street Park Entrance, and a small contingency. Both construction projects were completed under the purview of the New York City Department of Design and Construction and QWDC will issue payment upon notice and request from the agency.

The Capital Budget also includes $70,000 for possible legal expenses connected to the property transfers of the Queens Library and Center Boulevard parcels from QWDC to the City of New York ("City"). The long-term plans for both of these properties have always included the eventual transfer of ownership of these properties to the City.

III. ENVIRONMENTAL REVIEW

ESD staff, on behalf of QWDC, have determined that the requested authorization to adopt an annual operating and capital budget constitutes a Type II action as defined by the New York State Environmental Quality Review Act ("SEQRA") and the implementing regulations for the New York State Department of Environmental Conservation. The construction activities in connection with the capital expenses identified in the FY 2026-27 budget were included in prior SEQRA environmental review(s) conducted for the project, and therefore, no further environmental review is required in connection with the requested authorization.

IV. NON-DISCRIMINATION AND CONTRACTOR & SUPPLIER DIVERSITY

Pursuant to New York State Executive Law Articles 15-A and Article 3 of New York State Veterans' Services Law, ESD recognizes its obligation under the law to promote opportunities for maximum feasible participation of certified minority and women-owned business enterprises (MWBEs) and service-disabled veteran-owned businesses (SDVOBs) in the performance of ESD projects. Specific goals related to the total value of ESD's funding will be established on a per-contract basis.

V. REQUESTED ACTION

The Directors are requested to approve QWDC's FY 2026-27 Operating and Capital Budgets.

VI. RECOMMENDATION

Based upon the foregoing, I recommend approval of the above-requested action.

ATTACHMENTS

Resolution
QWDC Operating Budget for Fiscal Year 2026-27
QWDC Capital Budget for Fiscal Year 2026-27

March 23, 2026

QUEENS WEST DEVELOPMENT CORPORATION – Queens West Development Corporation ("QWDC") FY 2026-27 Budgets – Approval of QWDC's Fiscal Year 2026-27 (April 1, 2026 – March 31, 2027) Operating and Capital Budgets

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RESOLVED, that subject to the availability of funds, the attached QWDC Operating Budget and Capital Budget for Fiscal Year 2026-27, a copy of which is also ordered filed with the records of the Corporation, be and hereby is approved; and be it further

RESOLVED, that the Corporation is hereby authorized to undertake tasks and incur expenditures consistent with advancing the scope of work contemplated in the proposed Operating and Capital Budgets, subject to the availability of funds; and be it further

RESOLVED, that the President or his designees be, and the same hereby are authorized to execute and deliver on behalf of the Corporation all documents, instruments and agreements that the President shall deem necessary and appropriate to carry out these resolutions; and be it further

RESOLVED, that the President or his designees be, and the same hereby are authorized to take any action necessary and appropriate to carry out the foregoing.

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Empire State Development
Queens West Development Corporation
FY 2026-27 Proposed Operating Budget

	Board Approved Budget FY 2025-26	Proposed Budget FY 2026-27
PERSONAL SERVICES		
Salaries	$ -	$ -
Fringe Benefits	-	-
TOTAL PERSONAL SERVICES	$ -	$ -
HEADCOUNT	0.0	0.0
NON-PERSONAL SERVICES		
Professional Fees		
Legal / Accounting Fees	$ 1,000	$ 1,000
Consultant Fees	-	-
Total Professional Fees	$ 1,000	$ 1,000
Other Non-Personal Services		
Employee Travel & Meals	$ -	$ -
On-line Services/ Due & Subscriptions	-	-
Office Occupancy Expenses	-	-
Insurance	3,672	4,750
Other Outside Services	-	-
Telephone/Internet	400	400
Office Supplies and Expense	-	-
Computers/Software/Equipment	-	-
Total Other Non Personal Services	$ 4,072	$ 5,150
TOTAL NON-PERSONAL SERVICES	$ 5,072	$ 6,150
TOTAL OPERATING BUDGET	$ 5,072	$ 6,150

Empire State Development
Queens West Development Corporation
FY 2026-27 Proposed Capital Budget

	Board Approved Budget FY 2025-26	Proposed Budget FY 2026-27
Acquistion Costs	$ -	$ -
Design & Other Soft Costs	-	-
Legal Costs	70,000	70,000
Property Management/Maintenance Costs	130,000	1,619,500
Insurance	-	-
Demolition & Site Clearance	-	-
Construction Costs	1,350,000	1,350,000
Other Misc. Costs	-	-
TOTAL CAPITAL BUDGET	$ 1,550,000	$ 3,039,500

Item II. A.

NEW YORK STATE OF OPPORTUNITY. | Queens West Development Corporation

A Subsidiary of Empire State Development

FOR CONSIDERATION
March 23, 2026

TO:	The Directors
FROM:	David Viana
SUBJECT:	Hunters Point (Queens West) Waterfront Development Land Use Improvement Project ("Project") – Procurement of Environmental Consulting Services
REQUEST FOR:	Authorization to Amend the Contract with Fleming-Lee Shue, Inc. to Provide Additional Environmental Remediation Services and to Continue to Provide Environmental Monitoring Services; and Authorization to Take Related Actions

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I. CONTRACT SUMMARY

Consultant:	Fleming-Lee Shue, Inc. ("FLS" or "Consultant")
Scope of Services:	Consultant would continue to monitor QWDC's compliance with the NYS Brownfields Program and Site Management Plan (SMP) at Parcel 8 and along Center Blvd., and would provide a new round of environmental remediation as required by New York State Department of Environmental Conservation (NYSDEC).
Current Contract Term:	April 2011 – March 2026 (Fifteen Years)
Amendment Term:	April 2026 – March 2028 / Two (2) year term
Current Contract Amount:	$2,044,144.80
Amendment Amount:	Not to exceed $2,401,749.00
New Total Contract Amount:	$4,445,893.80
Funding Source:	Queens West Unrestricted Fund

II. BACKGROUND

The Hunter's Point (Queens West) Waterfront Development Land Use Improvement Project is the result of an August 1989 Memorandum of Understanding (MOU) between Empire State Development (ESD), the Port Authority of New York and New Jersey (PA), and the City of New York. The Original General Project Plan (GPP) was affirmed in 1991. The plan contemplated the creation of 21 development parcels in three new neighborhoods with north and south residential areas with a commercial core in the middle, a waterfront esplanade, and vast active and inactive green space. In 2010, the Project Plan was modified to develop a blighted and former brownfield site into a vibrant waterfront community with eleven residential buildings, retail amenities, public parks and open space, two public schools, and a public library.

While construction has been completed for several years now, environmental remediation on Parcel 8 (home to the Hunters Point Library) is ongoing. Pursuant to the ground leases for Parcels 8-9 and other project documents, QWDC shares 50-50 responsibility with the Parcel 9 tenant, AvalonBay, for the costs of remediating Parcel 8. Since 2022, the remediation costs of Parcel 8 have been split three ways between QWDC, AvalonBay, and the Queens Public Library pursuant to a Cost Sharing Agreement. (QWDC/ESD staff is currently negotiating an extension of this Cost Sharing Agreement with AvalonBay and Queens Library.)

Between October 2010 and November 2011, the initial treatment remedy for Parcel 8 was completed, using surfactant injections and extractions to remove coal tar contaminant. It was anticipated that this remediation would be enough to satisfy NYSDEC's remediation requirements. On December 31, 2011, the site was awarded its Certificate of Completion by NYSDEC and moved into Site Management under a Site Management Plan ("SMP") with NYSDEC. The SMP called for quarterly groundwater sampling to continue evaluating groundwater conditions and the overall effect of remediation. This quarterly sampling ended in 2024, and in November of 2024, QWDC, through its environmental consultant Fleming-Lee Shue (FLS), petitioned NYSDEC to terminate future groundwater sampling on Parcel 8 following the completion of the agreed upon scope. In May of 2025, NYSDEC declined to approve QWDC's petition and requested a work plan from QWDC that details a strategy to enhance the natural biodegradation of residual contaminants of concern on site. Accordingly, in August of 2025, QWDC submitted a letter proposing various steps to address the remaining contaminants. In December of 2025, NYSDEC approved of QWDC's approach. The proposed contract amendment will allow QWDC to implement the DEC-approved approach, which is detailed further in Section IV. Scope of Work.

III. CONSULTANT SELECTION PROCESS

QWDC's 2011 contract with FLS was issued on a sole source basis because of the firm's possession of a proprietary chemical injection method needed to remediate the site. The contract had a 36-month term specifically for environmental remediation work at Parcel 8 and Center Boulevard. In 2013, the contract was amended, on a single source basis, to expand the scope of work to

include monitoring and compliance reporting. The chemical injection method was no longer needed once remediation work was complete, but the firm had unique insight that made a single source basis a more appropriate rationale. The single source was and remains authorized based on FLS's in-depth and pre-existing knowledge of Parcel 8 from their previous remediation work.

FLS's experience with site conditions and the site-specific SMP, further justified the 2013 single source. Since 2013, the contract has been amended multiple times on a single source basis, to continue monitoring the Queens West Project. The contract's last amendment to add additional funds was in 2018. Subsequent amendments were executed to extend the contract's term only. Due to FLS's in-depth and pre-existing knowledge of the project, and the importance of implementing the next phases of remediation as soon as possible, this amendment is being requested on a single source basis, consistent with earlier amendments.

IV. SCOPE OF WORK

QWDC's environmental consultant will provide environmental remediation services including the development of work plans, investigations/studies, pilot programs and full-scale implementation of remediation. The consultant will also provide periodic groundwater monitoring services, as well as environmental consulting and oversight services as needed over a two-year period.

V. CONTRACT – NEED FOR AMENDMENT; PRICE AND FUNDING

Staff is seeking to amend the contract for an additional $2,401,749.00 over a two-year term to cover the costs associated with conducting the next phases of environmental remediation and continuing environmental monitoring services at Queens West. NYSDEC has approved of the work plan prepared by FLS for QWDC, and QWDC must now implement the next steps in the work plan.

The contract does not currently have adequate funding to proceed with the next phases of work. This amendment provides funding to fully fund the next two years of work as proposed by FLS, and includes a 25% contingency to account for the potential need for additional/enhanced bioremediation should NYSDEC require it, as well as potential cost increases (e.g. impacts of tariffs on equipment/materials).

Out of the $2,401,749 being proposed for the contract amendment, it is anticipated that $1,619,500 will be needed during FY 2026-27 to complete the required work. As was the case with the previous phase of environmental work on Parcel 8, QWDC will enter into a cost sharing agreement with AvalonBay (developer), and Queens Library. All three entities are required to split costs equally (1/3 each). As a result, the anticipated cost to QWDC (after reimbursement from AvalonBay and Queens Library), is $800,583 for the full project cost, and $539,833 for FY 2026-27 only.

VI. RESPONSIBLE PARTY

Staff has examined the proposed contractor's "responsibility" as defined in State Finance Law §163, and as provided in ESD's Procurement Guidelines. Based on this analysis of financial and organizational capacity, legal authority to do business in New York, integrity of principals, and past performance on contracts, staff concludes that the proposed contractor is a responsible vendor.

VII. ENVIRONMENTAL REVIEW

ESD staff, on behalf of QWDC, have determined that the requested authorization constitutes a Type II action as defined by the New York State Environmental Quality Review Act ("SEQRA") and the implementing regulations for the New York State Department of Environmental Conservation. No further environmental review is required in connection with the requested authorization.

VIII. NON-DISCRIMINATION AND CONTRACTOR & SUPPLIER DIVERSITY

ESD's Non-Discrimination and Contractor & Supplier Diversity policies will apply to this Project. Pursuant to New York State Executive Law Articles 15-A and Article 3 of New York State Veterans' Services Law, ESD recognizes its obligation under the law to promote opportunities for maximum feasible participation of certified minority and women-owned business enterprises (MWBEs) and service-disabled veteran-owned businesses (SDVOBs) in the performance of ESD projects. The Contractor shall be required to solicit and utilize Minority and Women Business Enterprise (MWBEs) and Service-Disabled Veteran-owned Businesses (SDVOBs) for any contractual opportunities generated in connection with the Project and shall be required to use Good Faith Efforts (pursuant to 5 NYCRR §142.8 and 9 NYCRR § 252.2(n)) to achieve an overall MWBE Participation Goal of 30% related to the total value of ESD's funding.

X. REQUESTED ACTION

The Directors are requested to authorize (i) an extension of the contract with FLS for two additional years, and (ii) an increase to the contract amount by $2,401,749.00, to a new maximum contract amount not to exceed $4,445,893.80.

XI. RECOMMENDATION

Based on the foregoing, I recommend approval of the requested action.

XII. ATTACHMENT

Resolution

March 23, 2026

QUEENS WEST DEVELOPMENT CORPORATION - Hunters Point (Queens West) Waterfront Development Land Use Improvement Project – Procurement of Environmental Consulting Services - Authorization to Amend the Contract with Fleming-Lee Shue, Inc. to Provide Additional Environmental Remediation Services and to Continue to Provide Environmental Monitoring Services; and Authorization to Take Related Actions

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RESOLVED, that in accordance with the materials presented to this meeting, a copy of which is hereby ordered to be filed with the records of the Corporation (the "Materials"), the Corporation hereby finds the firm of Fleming-Lee Shue, Inc. ("FLS") to be responsible; and be it further

RESOLVED, that the Corporation is hereby authorized to extend its existing contract with FLS for an additional two (2) years for the purposes and services, and substantially on the terms and conditions, as set forth in the Materials; and be it further

RESOLVED, that the Corporation is hereby further authorized to increase the contract amount by a maximum of Two Million Four Hundred and One Thousand Seven Hundred Forty-Nine Dollars ($2,401,749), for a new maximum contract amount of Four Million Four Hundred Forty-Five Thousand Eight Hundred Eighty-Three Dollars and Eighty Cents ($4,445,893.80); and be it further

RESOLVED, that the President and his designee(s) be, and each of them hereby is, authorized and directed, in the name and on behalf of the Corporation to execute and deliver any and all documents and to take all such actions as may be necessary or appropriate to effectuate the foregoing.

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