

# Grantee: Empire State Development Corporation (NYS)

Grant: B-02-DW-36-0002

January 1, 2024 thru March 31, 2024 Performance

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|   |   |   |
|---|---|---|
| <b>Grant Number:</b><br>B-02-DW-36-0002             | <b>Obligation Date:</b><br>09/15/2003   | <b>Award Date:</b>                              |
| <b>Grantee Name:</b><br>Empire State Development    | <b>Contract End Date:</b>               | <b>Review by HUD:</b><br>Original - In Progress |
| <b>Grant Award Amount:</b><br>\$783,000,000.00      | <b>Grant Status:</b><br>Active          | <b>QPR Contact:</b><br>No QPR Contact Found     |
| <b>LOCCS Authorized Amount:</b><br>\$783,000,000.00 | <b>Estimated PI/RL Funds:</b><br>\$0.00 |   |
| <b>Total Budget:</b><br>\$783,000,000.00            |   |   |

## Disasters:

### Declaration Number

FEMA-1391-NY

## Narratives

### Disaster Damage:

The Lower Manhattan Development Corporation was created in the aftermath of September 11, 2001 by Governor Pataki and then-Mayor Giuliani to help plan and coordinate the rebuilding and revitalization of Lower Manhattan, defined as everything south of Houston Street. The LMDC is a joint State-City corporation governed by a 16-member Board of Directors, half appointed by the Governor of New York and half by the Mayor of New York. LMDC is charged with ensuring Lower Manhattan recovers from the attacks and emerges even better than it was before. The World Trade Center attacks resulted in a staggering loss of life and extensive physical destruction to Lower Manhattan. Approximately 30 million square feet of commercial space was damaged or eliminated, and seven buildings in the World Trade Center site were completely leveled. Critical transportation infrastructure was disrupted or obliterated, including the PATH station, the 1/9 subway line and sections of Route 9A and Church Street. Vehicular access to the area south of Canal Street was prohibited for seven days. As a result of the tragedy, residential occupancy rates in the immediate region dropped to 60%, over 100,000 jobs were displaced, and small and large businesses struggled to maintain viability. The World Trade Center attacks inflicted widespread destruction upon the energy (electric, gas, and steam) and telecommunications utility infrastructure, resulting in extensive disruptions in service to the business and residential communities of Lower Manhattan. The energy and telecommunications firms responded rapidly in the aftermath of the disaster to provide emergency and temporary services and they are currently working to restore permanent service to all customers located within Lower Manhattan. The costs to deliver emergency and temporary services and to rebuild damaged infrastructure for permanent service delivery are considerable and have been borne by the affected utility service providers to the extent not covered by their insurance providers or funds from other sources such as lawsuits.

### Recovery Needs:

The Lower Manhattan Development Corporation (LMDC) has prepared the following Partial Action Plan with regard to the \$783 million federal appropriation administered by the United States Department of Housing and Urban Development (HUD) for damaged properties and businesses (including the restoration of utility infrastructure) as well as for economic revitalization related to the terrorist attacks at the World Trade Center. LMDC received a separate \$2 billion federal appropriation through HUD for the World Trade Center disaster recovery and rebuilding efforts. This Plan details LMDCs proposed expenditure of \$750 million to fund a program to restore, rebuild, and revitalize utility infrastructure in Lower Manhattan. The program will be administered by Empire State Development (ESD), New York States economic development agency, in cooperation with the New York City Economic Development Corporation (EDC), and in consultation with the Lower Manhattan Development Corporation. This plan also details LMDCs proposed expenditure of \$33 million of that appropriation to fund a program to assist businesses in Lower Manhattan that suffered disproportionate loss of life as a result of the attacks on September 11, 2001. The program will be administered by Empire State Development (ESD), New York States economic development agency in cooperation with the New York City Economic Development Corporation (EDC).

| Overall                                 | This Report Period | To Date          |
|---|--------------------|------------------|
| Total Projected Budget from All Sources | \$0.00             | \$783,000,000.00 |
| Total Budget                            | \$0.00             | \$783,000,000.00 |
| Total Obligated                         | \$0.00             | \$783,000,000.00 |



|  |                |                  |
|--|----------------|------------------|
| <b>Total Funds Drawdown</b>                        | \$3,116,619.97 | \$775,945,538.95 |
| <b>Program Funds Drawdown</b>                      | \$3,116,619.97 | \$775,945,538.95 |
| <b>Program Income Drawdown</b>                     | \$0.00         | \$0.00           |
| <b>Program Income Received</b>                     | \$0.00         | \$0.00           |
| <b>Total Funds Expended</b>                        | \$0.00         | \$597,653,564.69 |
| <b>HUD Identified Most Impacted and Distressed</b> | \$0.00         | \$0.00           |
| <b>Other Funds</b>                                 | \$ 0.00        | \$ 0.00          |
| Match Funds  | \$ 0.00        | \$ 0.00          |
| Non-Match Funds                                    | \$ 0.00        | \$ 0.00          |

## Funds Expended

| <b>Overall</b>  | <b>This Period</b> | <b>To Date</b>    |
|---|--------------------|-------------------|
| Alliance for Downtown New York                        | \$ 0.00            | \$ 128,565.00     |
| Manhattan Youth Recreation & Resources                | \$ 0.00            | \$ 0.00           |
| Manhattan Youth and Downtown Boathouse                | \$ 0.00            | \$ 0.00           |
| NYC EDC South Street Seaport Museum                   | \$ 0.00            | \$ 0.00           |
| NYC P&R F/B/O The Battery Conservancy and The Battery | \$ 0.00            | \$ 0.00           |
| New York City - SBS / EDC                             | \$ 0.00            | \$ 0.00           |
| New York City Department of Parks and Recreation      | \$ 0.00            | \$ 1,344,952.30   |
| The Flea Theater                                      | \$ 0.00            | \$ 0.00           |
| The National September 11 Memorial & Museum at the    | \$ 0.00            | \$ 1,149,824.59   |
| The WTC Performing Arts Center                        | \$ 0.00            | \$ 1,711,087.18   |
| University Settlement Society of New York, Inc.       | \$ 0.00            | \$ 63,048.59      |
| Battery Park City Authority                           | \$ 0.00            | \$ 5,313,988.73   |
| City of New York DOT                                  | \$ 0.00            | \$ 2,878,806.76   |
| Empire State Development Corporation                  | \$ 0.00            | \$ 516,382,087.00 |
| Gods Love We Deliver in the Michael Kors Building     | \$ 0.00            | \$ 0.00           |
| Hudson River Park Trust                               | \$ 0.00            | \$ 0.00           |
| Jackie Robinson Foundation                            | \$ 0.00            | \$ 0.00           |
| Lower Manhattan Development Corporation               | \$ 0.00            | \$ 68,681,204.54  |
| Lower Manhattan Development Corporation with          | \$ 0.00            | \$ 0.00           |

## Progress Toward Required Numeric Targets

| <b>Requirement</b>                  | <b>Target</b> | <b>Projected</b> | <b>Actual</b>   |
|-------------------------------------|---------------|------------------|-----------------|
| <b>Overall Benefit Percentage</b>   | .00%          | .00%             | .00%            |
| <b>Minimum Non Federal Match</b>    | \$ .00        | \$139,580,000.00 | \$ .00          |
| <b>Overall Benefit Amount</b>       | \$ .00        | \$ .00           | \$ .00          |
| <b>Limit on Public Services</b>     | \$ .00        | \$814,315.00     | \$814,315.00    |
| <b>Limit on Admin/Planning</b>      | \$ .00        | \$23,453,949.96  | \$23,391,675.76 |
| <b>Limit on Admin</b>               | \$ .00        | \$21,453,949.96  | \$21,391,675.76 |
| <b>Most Impacted and Distressed</b> | \$ .00        | \$ .00           | \$ .00          |

## Overall Progress Narrative:

**No Narrative Found**

## Project Summary

| <b>Project #, Project Title</b> | <b>This Report</b>            | <b>To Date</b>                |                               |
|---------------------------------|-------------------------------|-------------------------------|-------------------------------|
|                                 | <b>Program Funds Drawdown</b> | <b>Project Funds Budgeted</b> | <b>Program Funds Drawdown</b> |



|  |                |                  |                  |
|--|----------------|------------------|------------------|
| 0201, Emergency&TempServResponse                 | \$0.00         | \$159,830,994.00 | \$159,830,994.00 |
| 0202, Permanent Restore & Improve                | \$0.00         | \$207,033,415.00 | \$207,033,415.00 |
| 0203, Service Interference                       | \$0.00         | \$116,517,678.00 | \$116,517,678.00 |
| 0204, Carrier Neutral Conduits                   | \$0.00         | \$0.00           | \$0.00           |
| 0205, Redundant Fiber Infrastructure             | \$0.00         | \$0.00           | \$0.00           |
| 0206, Infrastructure Improvements                | \$0.00         | \$0.00           | \$0.00           |
| 0233, Disproportionate Loss                      | \$0.00         | \$33,000,000.00  | \$33,000,000.00  |
| 0300, Other World Trade Center Area Improvements | \$2,196,837.06 | \$191,579,508.31 | \$186,086,802.23 |
| 0900, Administration                             | \$45,273.54    | \$21,453,949.96  | \$21,391,675.76  |
| 130L-S2-0171, 130L-S2-0171                       | \$8,004.97     | \$16,350,000.00  | \$15,288,456.01  |
| 500, Settlement Funds                            | \$866,504.40   | \$37,234,454.73  | \$36,796,517.95  |
| 9999, Restricted Balance                         | \$0.00         | \$0.00           | \$0.00           |
| BCKT, Bucket Project                             | \$0.00         | \$0.00           | \$0.00           |

## Activities

**Project # / 0300 / Other World Trade Center Area Improvements**



# Grantee Activity Number: LM-0300-EREP

## Activity Title: East River Esplanade and Piers

**Activity Type:**  
Acquisition, construction, reconstruction of public facilities

**Project Number:**  
0300

**Projected Start Date:**  
05/31/2012

**Benefit Type:**  
Direct Benefit (Persons)

**National Objective:**  
Urgent Need

**Activity Status:**  
Under Way

**Project Title:**  
Other World Trade Center Area Improvements

**Projected End Date:**  
12/30/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**  
New York City - SBS / EDC

| Overall  | Jan 1 thru Mar 31, 2024 | To Date         |
|--|-------------------------|-----------------|
| <b>Total Projected Budget from All Sources</b> | \$0.00                  | \$30,000,000.00 |
| <b>Total Budget</b>                            | \$0.00                  | \$30,000,000.00 |
| <b>Total Obligated</b>                         | \$0.00                  | \$30,000,000.00 |
| <b>Total Funds Drawdown</b>                    | \$2,196,837.06          | \$24,507,293.92 |
| <b>Program Funds Drawdown</b>                  | \$2,196,837.06          | \$24,507,293.92 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00          |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00          |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$0.00          |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00          |
| <b>Other Funds</b>                             | \$ 0.00                 | \$ 0.00         |
| Match Funds                                    | \$ 0.00                 | \$ 0.00         |
| Non-Match Funds                                | \$ 0.00                 | \$ 0.00         |

**Other Funds:**

| Overall                                | This Period | To Date |
|--|-------------|---------|
| Match Funds                            | \$ 0.00     | \$ 0.00 |
| LMDC CDBG Grant Number B-02-DW-36-0001 | \$ 0.00     | \$ 0.00 |

### Activity Description:

LMDC has allocated \$169,580,000 for the East River Waterfront Esplanade and Piers Project, \$139,580,000 in Grant 1 and \$30,000,000 in Grant 2.

The project involves the redevelopment of the East River Waterfront Esplanade and Piers, north of Battery Park and south of East River Park, and would revitalize Lower Manhattan communities and the East River Waterfront. The project will solve a number of issues in the area that hinder the realization of the East River Waterfronts full potential. Such issues include under-utilized spaces (parking lots below the FDR and vacant piers), the absence of sidewalks, and the lack of amenities which dramatically decreases potential visitation to the site. The project will also fill in the missing esplanade in the Lower Manhattan Greenway between Old Slip and Peter Minuet Plaza. Once constructed, the revitalized waterfront would be an approximately two-mile esplanade that includes a mix of open space, cultural and recreational uses, providing a link between the Financial District, Chinatown and the Lower East Side to the waterfront.

As a result of this project, the waters edge will be experienced in new ways along the East River. Improvements to the esplanade are meant to harmonize traditional waterfront uses with new commercial, cultural and community programming and invigorate the area with a fresh, innovative design approach. The Plan provides



amenities for passive recreation as well as construction of new sidewalk paving and curbs. The existing bike and pedestrian paths will be improved, expanded, and realigned to provide for unencumbered movement without infringing upon other uses along the esplanade. New pavilions are planned underneath the FDR Viaduct and may accommodate a variety of retail, cultural and/or community uses to complement the public open space experience. The Plan calls for improvements to the FDR Viaduct by cladding the elevated roadway to reduce vehicular traffic noise from above and enhance the ambient lighting below. Several piers on the East River will be transformed into recreational spaces, where active water-related uses would be encouraged alongside passive recreational uses. The project will include the installation of new railings and site furnishing approximately in the area of Peck Slip to Catherine Slip while creating limited beach access near the Brooklyn Bridge for which \$7,000,000 has been committed by the New York City Council and Borough President's Office.

**Location Description:**

The project proposes revitalization of the area running along the East River Waterfront from Battery Park to the south, Pier 42 to the north, and South Street/FDR Drive to the east in Lower Manhattan.

**Activity Progress Narrative:**

This Pier 42 project is the last of the LMDC funded East River Waterfront projects. In 2021, New York City Economic Development Corporation (EDC) completed the demolition and abatement of an abandoned shed (phase 1A) and design work for the upland park construction (phase 1B). EDC also assumed a portion of the New York City East Side Coastal Resiliency (ESCR) project that overlapped LMDC funded Pier 42 project. Sewer work essential to both projects in the area initially delayed phase 2 of the LMDC funded Pier 42 project. By the end of the second quarter of 2023, planned sewer connections work had been substantially completed but utility coordination with Con Edison needs to continue throughout the project. Con Edison is also involved in projects run by other City Agencies, the Brooklyn Bridge-Montgomery Coastal Resilience (BMCR) project and ESCR adjacent to the LMDC funded Pier 42 project. As a result, constant coordination among Con Edison, EDC and other Agency contractors is essential to the success of these projects. Contractors regularly have to schedule and work around Con Edison repairs.

During the first quarter of 2024, Pier 42 contractors, LiRo and Cruz, continued work on the comfort station with the installation of toilet features and the tile work now completed. The installation of the green roof was completed as well and Cruz planted the remaining plants on site. LiRo and Cruz conducted water feature testing and training for the play features in the playground and the test passed. LiRo is in coordination with ESCR to complete the site fencing for clear distinction between Pier 42 Park and the shared path (managed by ESCR). Contractors were on site to capture photographs of completed work for final submissions to the Public Design Commission. EDC continued reaching out to Con Edison for installation of the new utilities point of entry (POE) on site with several follow ups and calls conducted to ensure Con Edison's presence to complete the work. EDC has stressed to the team that the project was supposed to be substantially completed by March 31st.

EDC staff continued working with their contractors and engineers along with the New York City Parks Department to move the project forward and to arrange for phased opening plans throughout 2024 to ensure usage of parts of the park while construction of the rest of the park continues. During the first quarter of 2024, \$2,196,837 in reimbursement requests were paid from this activity. The One reimbursement request for \$73,940 was received during this period and is under review.

The grant agreement between LMDC and EDC was amended in early January to extend the period of performance through March 31, 2024 but may need to be amended again as a result of delays associated with the adjacent project coordination issues.

**Accomplishments Performance Measures**

|                        | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
|                        | Total              | Total                              |
| # of Non-business      | 0                  | 1/1                                |
| # of public facilities | 0                  | 6/6                                |

**Beneficiaries Performance Measures**

|              | This Report Period |     |       | Cumulative Actual Total / Expected |             |              |          |
|--------------|--------------------|-----|-------|------------------------------------|-------------|--------------|----------|
|              | Low                | Mod | Total | Low                                | Mod         | Total        | Low/Mod% |
| # of Persons | 0                  | 0   | 0     | 30177/30177                        | 41385/41385 | 144020/14402 | 49.69    |

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found



## Other Funding Sources Budgeted - Detail

### Match Sources

|                                       | <b>Amount</b>    |
|---------------------------------------|------------------|
| LMD CDBG Grant Number B-02-DW-36-0001 | \$139,580,000.00 |
| Subtotal Match Sources                | \$139,580,000.00 |

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**Activity Supporting Documents:** None

**Project # /**      **0900 / Administration**



## Grantee Activity Number: PA Activity Title: PA

### Activity Type:

Administration

### Project Number:

0900

### Projected Start Date:

09/14/2003

### Benefit Type:

N/A

### National Objective:

N/A

### Activity Status:

Under Way

### Project Title:

Administration

### Projected End Date:

12/30/2022

### Completed Activity Actual End Date:

### Responsible Organization:

Lower Manhattan Development Corporation

| Overall  | Jan 1 thru Mar 31, 2024 | To Date         |
|--|-------------------------|-----------------|
| <b>Total Projected Budget from All Sources</b> | \$0.00                  | \$17,648,499.84 |
| <b>Total Budget</b>                            | \$0.00                  | \$17,648,499.84 |
| <b>Total Obligated</b>                         | \$0.00                  | \$17,648,499.84 |
| <b>Total Funds Drawdown</b>                    | \$45,273.54             | \$17,586,225.64 |
| <b>Program Funds Drawdown</b>                  | \$45,273.54             | \$17,586,225.64 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00          |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00          |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$12,967,466.19 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00          |
| <b>Other Funds</b>                             | \$ 0.00                 | \$ 0.00         |
| Match Funds                                    | \$ 0.00                 | \$ 0.00         |
| Non-Match Funds                                | \$ 0.00                 | \$ 0.00         |

### Other Funds:

| Overall     | This Period | To Date |
|-------------|-------------|---------|
| Match Funds | \$ 0.00     | \$ 0.00 |

### Activity Description:

The Partial Action Plan reserved \$17.5 million, or 2% of the total fund, for costs related to ESD/EDC administration of the program as well as LMDC's oversight. The Plan reserves \$3.5 million for program monitoring costs by LMDC and \$10 million to be administered by ESD and LMDC for program management costs. Program administration costs are anticipated for program publication, review of proposed infrastructure investments, environmental review clearance, financial evaluation and processing of funding requests, and auditing of disbursed funds.

The City of New York Department of Transportation system issued approximately 12,000 street work permits every year in Lower Manhattan. These permits are needed for various activities such as temporarily closing a sidewalk, installing new fiber optic lines, and repairing water mains. The Plan sets aside \$4 million to upgrade the City's permit and construction administration system known as the MOSAICS system, the system that is used to manage the complete life cycle of a street work permit. Upgrading the MOSAICS system will facilitate and improve permit administration, construction planning, and program audit functions for the level of work proposed by the Partial Action Plan.

The replacement for the MOSAICS system provides the following six benefits:

- (1) A map-based system available on the Internet that displays street work to allow the public and those

seeking permits to view all work underway and planned

- (2) Reduction in applicants' data entry errors during application process
- (3) Reduction in average permit approval time from three business days to one business day
- (4) Ability to monitor status of permits, online
- (5) Electronic storage of all information regarding permits in one location
- (6) Improved conflict resolution and coordination of planned street construction work

Any unused funds from Program Administration may be reallocated to meet funding needs in other categories.

**Location Description:**

Lower Manhattan

**Activity Progress Narrative:**

LMDC management continues to carry out its community development, grant management, project oversight, environmental and regulatory compliance monitoring, project coordination, and payment processing responsibilities. LMDC staff monitored the activities of 15 grant recipients (subrecipients) and consultants. We amended two subrecipient agreements, two consultant contracts and closed two project agreements while moving several other projects closer to completion. LMDC staff distributed just over \$3,193,000 to subrecipients and consultants furthering the redevelopment of lower Manhattan. LMDC expended \$186,316 in Administrative funds during the first quarter of 2024 including \$45,273 charged to this activity. An additional \$141,043 in administrative funds was applied to the Planning and Administration activity in grant B-02-DW-36-0001. More time and resources than anticipated have been needed to complete the planned property transfers between LMDC, Empire State Development and the Port Authority of New York and New Jersey related to the World Trade Center Memorial and Redevelopment Plan, as well as a few offsite projects. Efforts continue to complete these remaining WTC Site property transactions and the offsite projects. Despite the delays, total administrative spending continues to fall within our administrative budget, and on a cumulative basis, administrative costs remain less than 5% of total grant appropriations.

**Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

**Project # / 130L-S2-0171 / 130L-S2-0171**





## Grantee Activity Number: 130L-S2-0171

### Activity Title: 130 Liberty Street

**Activity Type:**

Rehabilitation/reconstruction of public facilities

**Project Number:**

130L-S2-0171

**Projected Start Date:**

05/17/2004

**Benefit Type:**

Area Benefit (Survey)

**National Objective:**

Slums and Blight

**Activity Status:**

Under Way

**Project Title:**

130L-S2-0171

**Projected End Date:**

12/30/2022

**Completed Activity Actual End Date:****Responsible Organization:**

Lower Manhattan Development Corporation

| Overall  | Jan 1 thru Mar 31, 2024 | To Date         |
|--|-------------------------|-----------------|
| <b>Total Projected Budget from All Sources</b> | \$0.00                  | \$16,350,000.00 |
| <b>Total Budget</b>                            | \$0.00                  | \$16,350,000.00 |
| <b>Total Obligated</b>                         | \$0.00                  | \$16,350,000.00 |
| <b>Total Funds Drawdown</b>                    | \$8,004.97              | \$15,288,456.01 |
| <b>Program Funds Drawdown</b>                  | \$8,004.97              | \$15,288,456.01 |
| <b>Program Income Drawdown</b>                 | \$0.00                  | \$0.00          |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00          |
| <b>Total Funds Expended</b>                    | \$0.00                  | \$17,411,051.75 |
| <b>Most Impacted and Distressed Expended</b>   | \$0.00                  | \$0.00          |
| <b>Other Funds</b>                             | \$ 0.00                 | \$ 0.00         |
| Match Funds                                    | \$ 0.00                 | \$ 0.00         |
| Non-Match Funds                                | \$ 0.00                 | \$ 0.00         |

**Other Funds:**

| Overall                                | This Period | To Date |
|--|-------------|---------|
| Match Funds                            | \$ 0.00     | \$ 0.00 |
| Non-Match Funds                        | \$ 0.00     | \$ 0.00 |
| LMDC CDBG Grant Number B-02-DW-36-0001 | \$ 0.00     | \$ 0.00 |
| Proceeds from Dispute Settlement       | \$ 0.00     | \$ 0.00 |

**Activity Description:**

The former Deutsche Bank Building at 130 Liberty Street was severely damaged on September 11, 2001 and was unoccupied for several years. LMDC acquired the 130 Liberty Site in 2004. Partial Action Plan 7 and its amendments provided funding for the acquisition of the property in August 2004 as well as subsequent costs to insure, manage, monitor, abate and deconstruct the building at the site. The costs associated with the abatement and deconstruction exceeded the amounts allocated in Partial Action Plan 7. The amended partial action plan S-2 initially allocated \$52,500,000 within HUD Grant B02DW360002 for the 130 Liberty Street deconstruction Program under this activity 130L-S2-0171. Subsequent amendments increased the allocation in this activity to \$59,925.

LMDC successfully obtained financial contributions from the prior insurers of the building in accordance with the Deconstruction Funding and Settlement Agreement and Deutsche Bank related to the cost of abatement of hazardous material that existed in the building before September 11, 2001. These contributions were applied to abatement and deconstruction costs incurred.



In 2015 and 2016 LMDC successfully recovered costs totaling \$40,000,000 for the 130 Liberty Deconstruction Program from the general contractor through a litigation settlement agreement. These recovered costs have been reallocated towards other projects within this grant thus reducing this activity budget from \$59,925,000 to \$16,385,685.

### Location Description:

The Project Area is located in Lower Manhattan on two sites: (i) the WTC Site, an approximately 16 acre super-block, bounded by West, Vesey, Church, and Liberty Streets; and (ii) the adjacent two city blocks south of the WTC Site, one bounded by Liberty, Washington, Albany and Greenwich Streets, and the other bounded by Liberty, West, Cedar and Washington Streets, and a portion of Liberty Street between those parcels and the WTC Site (collectively, the Southern Site).-- Specific parcels acquired consist of (a) 130 Liberty Street, on which the Deutsche Bank building is situated (the 130 Liberty Site), (b) 155 Cedar Street, on which the St. Nicholas Church was situated (the Church Site), and (c) 140 Liberty Street. All of the structures situated on these parcels were destroyed or severely damaged on September 11, 2001. The acquisition of the Church Site and the Milstein Site, are the subject of another partial action plan.

### Activity Progress Narrative:

During the first quarter of 2024, approximately \$8,000 was spent from this activity for costs associated with Site 5 and related legal and environmental work. In accordance with Partial Action Plan S-2, 130 Liberty Deconstruction activity funds can be used for costs associated with 130 Liberty Street property maintenance, utilities, insurance, and Site 5 development costs as well as environmental costs. Other costs related to the proposed development of Site 5 are being paid by the Development team. Residual funds in this activity are expected to be reallocated to the Planning and Administrative activity in the near future.

In February 2021 LMDC and Port Authority of New York and New Jersey (PANYNJ) Boards of Directors approved the Conditional Designation of the Site 5 development team led by Silverstein Properties Inc. and Brookfield Properties. Then after extensive public involvement and consideration of public input, modifications to the General Project Plan to allow for mixed use development on the site and the environmental determination that the project will have no significant environmental impacts were approved by the LMDC Board. Pursuant to the WTC Plan, approximately 15 years ago LMDC acquired and cleared real property identified in the General Project Plan as 130 Liberty Street, the site of the former Deutsche Bank building that had been irrevocably damaged in the 9/11 terrorist attacks, and also acquired 140 Liberty Street and 155 Cedar Street. LMDC never intended to retain long-term ownership of 130 and 140 Liberty Street or 155 Cedar Street, as it has been LMDC's intention to transfer ownership of these holdings, referred to as the Southern Site, to the PANYNJ in exchange for the PANYNJ owned property that is now the World Trade Center Memorial, Memorial Museum and a Performing Arts Center. Ownership of 140 Liberty Street and 155 Cedar Street transferred to the PANYNJ in 2018 in accordance with previously established plans and agreements. These property transfers are addressed in the 2007 General Project Plan, which was amended in April 2022 to accommodate a residential component on this site, and modified again in July 2022 to override certain provisions of local zoning in connection with the Proposed Project and other related redevelopment agreements. In May 2023 LMDC Board of Directors approved: Affirmation of Amendment to Modified General Project Plan; Override of Local Zoning Regulations; Authorization to Dispose of Real Property; Authorization to Execute Initial Agreement, VSC Easement, Deed and Project Documents; and Authorization to Take Related Actions to move forward with the development of Site 5. These actions guaranteed the inclusion of a minimum of 360 affordable units. The Directors of Empire State Development and PANYNJ also approved these actions enabling submission of the plan to the Public Authorities Control Board (PACB) which approved the actions in July 2023 at which time Governor Hochul announced that the State of New York will contribute \$60 million with an additional \$5 million provided from the Battery Park City Authority's Joint Purpose Fund to increase the number of affordable units at Site 5 from 360 to approximately 400 units.

At present, the northern portion of the 130 Liberty Street site used by the PANYNJ is being cleared while the southern-most portion continues to serve as a public plaza until it has to be cleared for development. The Alliance for Downtown New York activated and maintains the temporary plaza providing public use benefitting residents, workers and visitors to the area.

### Accomplishments Performance Measures

|                        | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
|                        | Total              | Total                              |
| # of public facilities | 0                  | 1/1                                |

### Beneficiaries Performance Measures

#### Beneficiaries - Area Benefit Survey

Low Mod Total Low/Mod%



# of Persons

7323

12798

204618

9.83

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources

|  | <b>Amount</b>    |
|--|------------------|
| LMDC CDBG Grant Number B-02-DW-36-0001 | \$239,617,180.00 |
| Proceeds from Dispute Settlement       | \$106,156,152.00 |
| Total Other Funding Sources            | \$345,773,332.00 |

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

**Project # / 500 / Settlement Funds**



# Grantee Activity Number: SF-0500-SSSM

## Activity Title: South Street Seaport Museum

**Activity Type:**

Rehabilitation/reconstruction of public facilities

**Project Number:**

500

**Projected Start Date:**

09/30/2016

**Benefit Type:**

N/A

**National Objective:**

Urgent Need

**Activity Status:**

Under Way

**Project Title:**

Settlement Funds

**Projected End Date:**

06/29/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

NYC EDC South Street Seaport Museum

**Overall**

**Total Projected Budget from All Sources**

**Jan 1 thru Mar 31, 2024 To Date**

\$0.00 \$5,840,000.00

**Total Budget**

\$0.00 \$5,840,000.00

**Total Obligated**

\$0.00 \$5,840,000.00

**Total Funds Drawdown**

\$866,504.40 \$5,402,063.22

**Program Funds Drawdown**

\$866,504.40 \$5,402,063.22

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$0.00

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Other Funds**

\$ 0.00 \$ 0.00

Match Funds

\$ 0.00 \$ 0.00

Non-Match Funds

\$ 0.00 \$ 0.00

**Other Funds:**

**Overall**

**This Period**

**To Date**

Match Funds

\$ 0.00

\$ 0.00

**Activity Description:**

Founded in 1967, the South Street Seaport Museum (SSSM) is a non-profit cultural institution located in a 12 square-block historic district on the East River in Lower Manhattan. SSSM requests funds to support the development of an new 11,000-square foot Educational Community Center; an elevator installation; and new electrical, lighting, HVAC, fire safety, and security systems at the Thompson warehouse at 213-215 Water Street. The proposed new Center would help support the Museum's programs and exhibitions and provide flexible multi-use programmable community spaces to the Seaport and Lower Manhattan. SSSM has secured \$2,600,000 from FEMA and \$1,000,000 from the City of New York for this \$8,400,000 project.

**Location Description:**

207-215 Water Street NY NY

**Activity Progress Narrative:**

By the end of the first quarter of 2024, the construction work at the South Street Seaport Museum (SSSM)



Thompson Warehouse was substantially completed except for some punch list items which the construction manager is working on such as caulking the glass on the front doors and installing the final dust bolt covers. The final light covers were also installed and programming for the glass sensors for the main space was completed. The Construction Manager (CM) - Hunter Roberts Construction Group removed debris and filled in holes in the basement as well. The Museum has been working with the CM, the controlled inspection company – Bureau Veritas North America and the expeditor, JAM Consultants, on the final filings needed before submitting a request for a Temporary Certificated of Occupancy. The final sign-offs by the controlled inspection company for both the mechanical and structural inspections were filed with the NYC Department of Buildings (DOB) in February. A request for a TCO was subsequently filed with the DOB in late February. The Museum is now waiting for DOB’s response. If there are no comments or questions from the DOB then the Museum can expect to be issue with a TCO in April. LMDC staff has conducted site visits and expects to visit the site as the punch list items are completed and prior to making the final payment. During the first quarter of 2024, five reimbursement requests totaling \$866,504 were processed and paid to the SSSM. LMDC now awaits the submission of the final SSSM reimbursement requests which are expected to be processed and paid in the upcoming quarter possibly resulting in the closure of this activity. LMDC continues working closely with SSSM and New York City Economic Development Corporation, the other project funder, to see this project through completion.

### **Accomplishments Performance Measures**

**No Accomplishments Performance Measures**

### **Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

### **Activity Locations**

**No Activity Locations found.**

### **Other Funding Sources**

No Other Funding Sources Found

### **Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

