

Grantee: Empire State Development Corporation (NYS)

Grant: B-02-DW-36-0002

October 1, 2023 thru December 31, 2023

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

Total Budget:
\$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



Total Funds Drawdown	\$3,221,373.63	\$772,828,918.98
Program Funds Drawdown	\$3,221,373.63	\$772,828,918.98
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$597,653,564.69
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
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

Requirement	Target	Projected	Actual
Overall Benefit Percentage	.00%	.00%	.00%
Minimum Non Federal Match	\$.00	\$139,580,000.00	\$.00
Overall Benefit Amount	\$.00	\$.00	\$.00
Limit on Public Services	\$.00	\$814,315.00	\$814,315.00
Limit on Admin/Planning	\$.00	\$23,453,949.96	\$23,346,402.22
Limit on Admin	\$.00	\$21,453,949.96	\$21,346,402.22
Most Impacted and Distressed	\$.00	\$.00	\$.00

Overall Progress Narrative:

No Narrative Found

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown



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	\$537,556.86	\$191,579,508.31	\$183,889,965.17
0900, Administration	\$0.00	\$21,453,949.96	\$21,346,402.22
130L-S2-0171, 130L-S2-0171	\$2,028.44	\$16,350,000.00	\$15,280,451.04
500, Settlement Funds	\$2,681,788.33	\$37,234,454.73	\$35,930,013.55
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

	Oct 1 thru Dec 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$30,000,000.00
Total Budget	\$0.00	\$30,000,000.00
Total Obligated	\$0.00	\$30,000,000.00
Total Funds Drawdown	\$537,556.86	\$22,310,456.86
Program Funds Drawdown	\$537,556.86	\$22,310,456.86
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
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:

LMDC provided over \$161,000,000 towards the East River Waterfront Esplanade and Piers (Esplanade) Project (\$21,772,900 from this activity). The East River Waterfront (ERW) program is an essential part of the City's ongoing efforts to revitalize Lower Manhattan in the wake of the events of September 11, 2001. The lack of access and amenities at the ERW resulted in under-utilization by the surrounding communities and the public at large. The program identified improvements to the two-mile-long, City-owned public open space connecting Whitehall Ferry Terminal and Peter Minuit Plaza to the south to East River Park to the north. The plan which included Phase 1 of the Brooklyn Bridge Esplanade (BBE) project had three main goals: (1) create a spectacular waterfront with an active and welcoming water's edge, (2) complete the Manhattan Greenway, and (3) reconnect the communities of Lower Manhattan to the East River. Included in the scope of the work were improvements to Piers 15, 35, and 36 which are completed and Pier 42, which is ongoing. The ERW improvements provided solutions such as better access routes, open spaces and appropriate retail and community uses. All of the improvements stimulated economic recovery in the area in the manner urgently needed since September 11, 2001 and also benefited low and moderate income people in the area meeting community development needs. Esplanade Package 3 and Piers 35 and 36 were completed years ago. In 2022 construction of the Package 4 segment of this project involving esplanade improvements from Catherine Slip to Pike Slip was also completed with the final related reimbursement requests paid in 2022. As previously noted, the New York City Lower Manhattan Coastal Resiliency project announced in late 2021 conflicted with a portion of the planned Phase 2 BBE work. As a result, the LMDC funded BBE project scope was scaled back to eliminate any portion of the project that would have been negatively impacted or destroyed by construction related to the planned coastal resiliency project. The subrecipient agreement was amended accordingly reducing the contract value due to project scope reductions associated with BBE Phase 2 and Coastal Resiliency project conflicts. LMDC and New York City Economic Development Corporation (EDC) identified BBE work that would not be impacted by the coastal resiliency project. In September 2022 Phase 1 of the BBE segment of the project funded by LMDC was completed. Bike lanes are open, lights, curbs and other hardscape work has concluded leaving the Pier 42 project as the only ongoing or incomplete LMDC funded project on the ERW. Much of the Pier 42 work was funded from other activities; however, this activity balance of \$8,227,100 at September 30, 2023 was retained to cover costs associated with the Pier 42 project. During the fourth quarter of 2023, over \$527,000 from this activity was used to reimburse New York City for Pier 42 project costs. EDC staff continued working with their contractors, engineers and the New York City Parks Department to move the Pier 42 project forward and to arrange for phased opening plans to ensure usage of parts of the park while upland-park and comfort station construction continues. The remaining funds in this activity will be used for the ERW Pier 42 project which is expected to be completed by March 31, 2024.

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	Amount
LMDC CDBG Grant Number B-02-DW-36-0001	\$139,580,000.00
Subtotal Match Sources	\$139,580,000.00

Activity Supporting Documents: None



Grantee Activity Number: LM-0300-MEM

Activity Title: World Trade Center Memorial & Museum

Activity Type:

Acquisition, construction, reconstruction of public facilities

Project Number:

0300

Projected Start Date:

12/31/2010

Benefit Type:

Area Benefit (Survey)

National Objective:

Slums and Blight

Activity Status:

Completed

Project Title:

Other World Trade Center Area Improvements

Projected End Date:

03/30/2022

Completed Activity Actual End Date:

Responsible Organization:

The National September 11 Memorial & Museum at

Overall	Oct 1 thru Dec 31, 2023	To Date
Total Projected Budget from All Sources	(\$14,491.69)	\$39,579,508.31
Total Budget	(\$14,491.69)	\$39,579,508.31
Total Obligated	(\$14,491.69)	\$39,579,508.31
Total Funds Drawdown	\$0.00	\$39,579,508.31
Program Funds Drawdown	\$0.00	\$39,579,508.31
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$38,305,488.38
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
Non-Match Funds	\$ 0.00	\$ 0.00
LMDC CDBG Grant Number B-02-DW-36-0001	\$ 0.00	\$ 0.00

Activity Description:

WORLD TRADE CENTER MEMORIAL AND MEMORIAL MUSEUM—

This activity provides additional funding for planning, design, construction, and exhibitions for the National September 11 Memorial and Memorial Museum at the World Trade Center as described in activity W-MEM-0171 of LMDC grant B02DW360001.

Additional funds are allocated for the following six elements: (a) \$26 million for construction of the Memorial/Museum, (b) \$7.5 million for the Memorial Museum Pavilion, which serves as the entrance to the Museum, to cover costs of construction and fit-out, including expenses relating to security screening, information technology, auditorium, and special features in the area of the signature tridents from the original Twin Towers, (c) \$2.5 million to plan and manage safe public access to the Memorial starting with its opening in September 2011, including creation of temporary visitor orientation and screening facilities, pedestrian safety services, wayfinding signage, construction fencing, bus management, and interim communications systems, (d) \$2.5 million to pay for equipment, media production, and furnishings for multi-media installations at the National September 11 Memorial Museum, (e) \$394,000 for office and occupancy expenses, and (f) \$700,000 to



help pay for the 2015 and 2016 productions of Tribute in Light whereby two beams of light rise from near the WTC Site into the sky to honor those lost on September 11th and to celebrate the spirit of New Yorkers who work to rebuild and renew New York City.

BENEFICIARIES

The thousands of relatives and friends of the nearly 3,000 victims of September 11, 2001 and February 26, 1993 will benefit from the memorial and museum to honor their loved ones. Others immediately affected by the events, including survivors, area residents and workers, will equally benefit from the project. This project will also benefit the millions of visitors to the Memorial and Museum, which will allow them to honor those who were killed in the attacks. The Memorial and Memorial Center will foster greater public awareness of the events of February 26, 1993 and September 11, 2001, and their impact on the victims' families, survivors, area residents, New York City, and beyond.

SCHEDULE

The Memorial opened on September 11, 2011 and the Memorial Museum opened in May 2014. The construction elements of this activity have concluded and various production elements are expected to be completed in 2017.

FEDERAL AND OTHER RESOURCES

The Memorial and Memorial Museum will be funded with a combination of private funds donated by public investment and individuals and groups to the National September 11th Memorial and Museum at the World Trade Center Foundation, Inc (NS11MM). The NS11MM uses its own resources to engage in fundraising for both public sector and private sector funds, and individual donations, to accomplish its mission.

TOTAL ESTIMATED COST

In Partial Action Plans 8, 11, 12, and the Final Action Plan, LMDC allocated funds for planning, design, construction, and exhibitions for the World Trade Center Memorial and Museum. This activity provides an additional \$39.594 million to what has been allocated in Grant I.

Partial Action Plan amendments added \$4.594 million to the initial \$35 million allocation including amendments published on February 8, 2012, November 15, 2013, and April 29, 2016 to pay for equipment, media production, furnishings for multi-media installations at the National September 11 Memorial Museum, and additional Tribute in Light productions.

Location Description:

Project Area -- The Plan 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) two adjacent 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), Washington Street between Liberty and Cedar Streets, and subsurface portions of Liberty Street and other streets in and around those blocks (collectively, the "Southern Site").

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of public facilities	0	1/2

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

	Amount
LMDC CDBG Grant Number B-02-DW-36-0001	\$285,435,972.00
Total Other Funding Sources	\$285,435,972.00



Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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	Oct 1 thru Dec 31, 2023	To Date
Total Projected Budget from All Sources	\$96,886.96	\$17,648,499.84
Total Budget	\$96,886.96	\$17,648,499.84
Total Obligated	\$96,886.96	\$17,648,499.84
Total Funds Drawdown	\$0.00	\$17,540,952.10
Program Funds Drawdown	\$0.00	\$17,540,952.10
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$12,967,466.19
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:

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 nearly 20 grant recipients (subrecipients) and consultants. We amended two subrecipient agreements and closed three others while moving several projects closer to completion. LMDC staff distributed nearly \$3,342,000 to subrecipients and consultants furthering the redevelopment of lower Manhattan. No administrative expenses were charged to this activity in the fourth quarter of 2023 but additional administrative funds were added to this activity budget to help cover future costs associated with the winding down of the LMDC grants primarily due to the need for staff to continue monitoring ongoing projects and processing related grant payments. All fourth quarter administrative expenses were applied to the Planning and Administration activity in our other grant. 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. More time and resources than anticipated have been applied to the completion of the planned property transfers between LMDC and the Port Authority of New York and New Jersey related to the World Trade Center Memorial and Redevelopment Plan. Efforts continue to complete the remaining property transactions and close out the remaining LMDC funded projects.

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

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	Oct 1 thru Dec 31, 2023	To Date
Total Projected Budget from All Sources	(\$35,685.00)	\$16,350,000.00
Total Budget	(\$35,685.00)	\$16,350,000.00
Total Obligated	(\$35,685.00)	\$16,350,000.00
Total Funds Drawdown	\$2,028.44	\$15,280,451.04
Program Funds Drawdown	\$2,028.44	\$15,280,451.04
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$17,411,051.75
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
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 fourth quarter of 2023, \$2,028 was spent from this activity for costs associated with Site 5 and \$35,685 was transferred to the Program Administration activity to support ongoing grant oversight costs. In accordance with Partial Action Plan S-2, the remaining 130 Liberty Deconstruction activity funds will be used for costs associated with 130 Liberty Street property maintenance, utilities, insurance, and Site 5 development costs. These funds could also be used to supplement active 130 Liberty "Settlement Funds" projects to support the completion of these projects. Other costs related to the proposed development of Site 5 are being paid by the Development team.

In February 2021 the 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%
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of Persons

7323

12798

204618

9.83

Activity Locations

No Activity Locations found.

Other Funding Sources

Amount

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

Activity Supporting Documents:

None

Project # / 500 / Settlement Funds



Grantee Activity Number: SF-0500-ERE42

Activity Title: East River Waterfront Pier 42

Activity Type:
Rehabilitation/reconstruction of a public improvement

Project Number:
500

Projected Start Date:
08/31/2017

Benefit Type:
N/A

National Objective:
Urgent Need

Activity Status:
Completed

Project Title:
Settlement Funds

Projected End Date:
12/30/2022

Completed Activity Actual End Date:
11/15/2023

Responsible Organization:
New York City - SBS / EDC

Overall	Oct 1 thru Dec 31, 2023	To Date
Total Projected Budget from All Sources	\$0.00	\$7,000,000.00
Total Budget	\$0.00	\$7,000,000.00
Total Obligated	\$0.00	\$7,000,000.00
Total Funds Drawdown	\$2,116,259.75	\$7,000,000.00
Program Funds Drawdown	\$2,116,259.75	\$7,000,000.00
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
Non-Match Funds	\$ 0.00	\$ 0.00
LMDC CDBG Grant Number B-02-DW-36-0001	\$ 0.00	\$ 0.00

Activity Description:

The Pier 42 project is part of the East River Waterfront master plan, and aims to create public spaces in underutilized and inaccessible/abandoned areas on the waterfront that will complete the greenway around Lower Manhattan. \$16 million had previously been allocated for the Pier 42 project, \$2 million of which already exists in Grant 2 for planning and design work. The original \$14 million allocation is in Grant 1 for costs associated with design and construction, including the demolition and abatement of an existing shed which has been increased to \$19 million and supplemented by this \$7 million allocation. . The specific scope of this \$7 million allocation within Grant 2 will be dependent upon the outcome of Pier 42 planning and design work but will likely include improvements to the area such as landscaping, lighting, and the build out of a playground and comfort station area specified in the master plan.

Location Description:

Project proposes to revitalize Pier 42 and adjacent areas between the East River Esplanade to the south and the East River Esplanade to the north. (Near the Jackson Street and South Street intersection.)

Activity Progress Narrative:

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 will continue throughout the project. EDC contractors continued working around the ongoing Con Edison repairs. During the third quarter of 2023 other utilities issues arose impacting upland park and Comfort Station progress. ESCR project activities involving a Ferry Electrical Cabinet, impeded Pier 42 contractor access to the upland park and Comfort Station. This required some redesign of the area. Another coordination issue arose regarding a Point of Entry (POE) box located just outside of Montgomery Street which was intended to provide the electrical power for the Pier 42 upland park but was scheduled to be demolished as part of the Brooklyn Bridge-Montgomery Coastal Resiliency (BMCR) project.. These design coordination issues have set each of these projects back as Con Edison had to perform test pits in order to understand their scope and the potential for relocating the POE box elsewhere. They concluded that additional test pits were needed adjacent to the original location. EDC contractors attempted to continue working around the ongoing Con Edison work. 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 fourth quarter of 2023, over \$2,550,000 in reimbursement request payments were released including the remaining \$2,116,260 from this activity. Additional funding to cover LMDC's full commitment for the Pier 42 project is available in the "East River Waterfront" activity (LM-0300 EREP) within Action Plan S-2. The grant agreement between LMDC and EDC is in the process of being extended through March 31, 2024 which is expected to be the appropriate additional time needed to complete the project. This activity budget (SF-0500-EREP 42) has been fully exhausted and this activity is closed.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

	Amount
LMDC CDBG Grant Number B-02-DW-36-0001	\$19,000,000.00
Total Other Funding Sources	\$19,000,000.00

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None



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

Oct 1 thru Dec 31, 2023 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

\$527,148.98 \$4,535,558.82

Program Funds Drawdown

\$527,148.98 \$4,535,558.82

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 to the fourth quarter of 2023, 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 including adjustments on the historic front doors. Since the installation of the thresholds, the front doors appear misaligned so a solution to remedy this issue has become a top priority of the SSSM. The emergency lighting inspection occurred in November after new ballasts were added to maintain power for 90 minutes as required by code. The inspection was a success resulting in the required Department of Building's (DOB) main alteration application being signed by the architect, the controlled inspection firm and EDC in order to obtain a certificate of satisfactory completion. The DOB expeditor and the controlled inspection company are working together on all the other forms necessary to obtain the temporary certificate of occupancy (TCO). There have been some roof leaks at the north and south sides of the building that the roofer believes are coming from the coping/parapets on both the north and south walls. Upon further inspection, exposed brick on the north and south walls is also allowing water penetration. The Museum engaged a roofing consultant who prepared remediation plans and shared this report with the project roofer and the New York City economic Development Corporation (EDC). EDC decided that they would engage a City contractor to make the repairs to the roof and the brick walls. The City contractor performed remedial work to stop the leaking from the roof and will monitor accordingly. LMDC staff has conducted site visits and expects to visit the site as the punch list items are completed and prior to making final payments. During the fourth quarter of 2023, five reimbursement requests totaling \$527,149 were processed and paid to the SSSM. In addition, LMDC received three reimbursement requests which will result in LMDC payments totaling \$118,481 in January 2024. LMDC continues working closely with SSSM and EDC, 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

Activity Supporting Documents: None

Grantee Activity Number: SF-0500-USS

Activity Title: Universtity Settlement

Activity Type:

Rehabilitation/reconstruction of public facilities

Project Number:

500

Projected Start Date:

06/30/2016

Benefit Type:

N/A

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Settlement Funds

Projected End Date:

12/30/2021

Completed Activity Actual End Date:

12/07/2023

Responsible Organization:

University Settlement Society of New York, Inc.

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2023 To Date

(\$46,710.27) \$1,080,139.73

Total Budget

(\$46,710.27) \$1,080,139.73

Total Obligated

(\$46,710.27) \$1,080,139.73

Total Funds Drawdown

\$38,379.60 \$1,080,139.73

Program Funds Drawdown

\$38,379.60 \$1,080,139.73

Program Income Drawdown

\$0.00 \$0.00

Program Income Received

\$0.00 \$0.00

Total Funds Expended

\$0.00 \$63,048.59

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:

University Settlement (US) is dedicated to improving the life circumstances of low-income people living on the Lower East Side. It serves a largely immigrant community by providing adult literacy classes, mental health counseling, child care, housing assistance, job training, after-school and summer camp programs, youth development, senior services, arts programs, and a credit union. Funding will support improvements to the Houston Street Center, a 42,000 sq. ft. community center that is co-owned and operated by US and the Chinatown YMCA, as well as improvements to the US headquarters at 184 Eldridge and the Speyer Hall Theater.

Location Description:

273 Bowery Street and 184 Eldridge Street NY, NY

Activity Progress Narrative:

University Settlement Society (USS) provides educational and social services to immigrants and low-income families. As such, they chose to keep some of their programs active during some of the renovations funded by LMDC including the installment of a new fire alarm system. The USS decision to continue operating for the

benefit of the low-income families while work was being done was based solely on community needs but created the need for construction workarounds. As a result, the project took longer than anticipated so in August, LMDC extended their grant agreement to provide them with additional time to complete the projects. During the fourth quarter of 2023 project punch list items and alarm system testing performed by the engineers, sprinkler vendors and other contractors were completed. The FDNY alarm system inspection was successfully completed in December 2023.

LMDC funding helped USS rehabilitate urgently needed old and unsafe public facilities located at 273 Bowery, the Houston Street Center, and University Settlement Headquarters at 184 Eldridge for the benefit of the Lower East Side neighborhood which has grown much more costly over the past 20 years despite being home to many low- and moderate-income persons. Both 273 Bowery and 184 Eldridge Street serve as key community spaces that offer services and support to thousands of community members every year. These spaces are proximate to many public housing facilities, including the Raphael Hernandez Houses, Baruch Houses, Lillian Wald, Meltzer, and more, and serve many public housing residents from these and other sites.

The Houston Street Center has become a state-of-the-art intergenerational community space that provides a dynamic range of services for about 1200 community members of all ages each year, including targeted programs children, youth, and families living with autism and other developmental disabilities, afterschool programs for middle- and high school-students, and opportunities for recreation, fitness, and connection for older adults. The vast majority of participants in these programs have low-incomes and over 90% identify as Asian or Asian-American and primarily speak languages other than English, making USS's free and linguistically competent programs indispensable within the community. In addition, USS's Adult Literacy program teaches English and civics to adult language learners while The Creative Center provides a creative aging and arts-in-healthcare program that works with older adults and those living with cancer and other illnesses.

184 Eldridge Street provides a wide array of comprehensive services, serving well over 2,100 community members each year. The building is host to Early Childhood Center and Early Head Start programs, which provide early childhood education to preschoolers and their families, an Article 31 Consultation Center, and a fully licensed mental health clinic. It also includes Speyer Hall, which hosts arts performances, afterschool programming for elementary and middle-schoolers, and an Adult Literacy program, which provides integrated English literacy and civics education to adult language learners. In December 2023, LMDC paid the final \$38,380 of a \$1,080,140 grant to USS resulting in the closing of the grant agreement and this activity.

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

Activity Supporting Documents:

None