

Grantee: Empire State Development Corporation (NYS)

Grant: B-02-DW-36-0002

July 1, 2015 thru September 30, 2015 Performance Report



| | | |
|--|---|--|
| Grant Number: B-02-DW-36-0002 | Obligation Date: 09/15/2003 | Award Date: |
| Grantee Name: Empire State Development Corporation | Contract End Date: | Review by HUD: Reviewed and Approved |
| 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-DR-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 | N/A | \$1,612,883,304.00 |
| Total Budget | \$0.00 | \$783,000,000.00 |
| Total Obligated | \$0.00 | \$769,601,087.00 |



| | | |
|--------------------------------|--------------|------------------|
| Total Funds Drawdown | \$876,834.71 | \$605,671,854.89 |
| Program Funds Drawdown | \$876,834.71 | \$605,671,854.89 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$876,835.16 | \$605,949,597.60 |
| Match Contributed | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|---|-----------------|-----------------|
| Overall Benefit Percentage (Projected) | | 0.00% |
| Overall Benefit Percentage (Actual) | | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$0.00 | \$0.00 |
| Limit on Admin/Planning | \$0.00 | \$12,733,019.02 |
| Limit on State Admin | \$0.00 | \$12,337,625.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Please see the individual narratives.

Project Summary

| Project #, Project Title | This Report Period | 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 | \$812,377.70 | \$189,192,913.00 | \$39,983,706.16 |
| 0900, Administration | \$0.00 | \$17,500,000.00 | \$12,337,625.00 |



130L-S2-0171, 130L-S2-0171

\$64,457.01

\$59,925,000.00

\$36,968,436.73



Activities

Project # / Title: 0300 / Other World Trade Center Area Improvements

Grantee Activity Number: LM-0300-BRIDGE

Activity Title: Bridge over West Street at W. Thames

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

0300

Projected Start Date:

01/01/2012

Benefit Type:

()

National Objective:

Urgent Need

Activity Status:

Planned

Project Title:

Other World Trade Center Area Improvements

Projected End Date:

12/31/2014

Completed Activity Actual End Date:

Responsible Organization:

Battery Park City Authority

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2015

N/A

To Date

\$20,000,000.00

Total Budget

\$0.00

\$20,000,000.00

Total Obligated

\$0.00

\$20,000,000.00

Total Funds Drawdown

\$401,678.05

\$1,875,698.50

Program Funds Drawdown

\$401,678.05

\$1,875,698.50

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$401,678.50

\$1,875,698.95

Battery Park City Authority

\$401,678.50

\$1,875,698.95

Lower Manhattan Development Corporation

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Activity Description:

PedestrianBridgeoverWest StreetatWest Thames Street--The new pedestrian bridge will create an alternate safe crossing of West Street and provide an improved connection between Battery Park City with its open spaces, recreational facilities, residences and commercial buildings and the rest of Lower Manhattan. The bridge will benefit Lower Manhattan residents, workers, and visitors as well as parents and children attending the new Public School 276 that has opened in BatteryParkCity a few blocks south of West Thames Street. The bridge is expected to be constructed by 2014.

Location Description:

The pedestrian bridge will span West Street in the vicinity of its intersection with West Thames Street. The eastern landing of the bridge will be to the north of the MTA-owned Brooklyn Battery Garage and the western landing will be in the vicinity of the Battery Park City Esplanade along West Street.



Activity Progress Narrative:

The Environmental Assessment on The West Thames Street Pedestrian Bridge Project is complete finding no significant impacts. Terms of the Maintenance Agreement and the Funding Agreement for the construction phase of the project are being finalized. The design contractor completed the design while the Construction Management Consultant submitted the cost estimates which are currently under review.

Lower Manhattan Development Corporation and Battery Park City Authority continue to work on the Subrecipient Agreement for the construction phase of the project. Approximately \$462,000 in payment requests were received and paid this quarter.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Public Facilities | 0 | 0/1 |

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



Grantee Activity Number: LM-0300-EREP

Activity Title: East River Esplanade and Piers

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

0300

Project Title:

Other World Trade Center Area Improvements

Projected Start Date:

06/01/2012

Projected End Date:

06/30/2015

Benefit Type:

Direct (Person)

Completed Activity Actual End Date:

National Objective:

Urgent Need

Responsible Organization:

Lower Manhattan Development Corporation with

| Overall | Jul 1 thru Sep 30, 2015 | To Date |
|--|-------------------------|-----------------|
| Total Projected Budget from All Sources | N/A | \$15,000,000.00 |
| Total Budget | \$0.00 | \$15,000,000.00 |
| Total Obligated | \$0.00 | \$15,000,000.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| Lower Manhattan Development Corporation with | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

LMDC has allocated \$154,580,000 for the East River Waterfront Esplanade and Piers Project, \$139,580,000 in Grant 1 and \$15,000,000 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. 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.

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:

Work on the East River Waterfront Esplanade & Piers Project is progressing on schedule. No payments were made and no reimbursement requests were received during the quarter.
Rutgers Pavilion

During the third quarter of 2015 the design team completed the design of the Rutgers Pavilion. The team also continued to attend management meetings, work sessions and task team meetings. New York City Economic Development Corporation issued a Request for Proposals for Construction Management Services to construct Package 4 and the Rutgers Pavilion. Hunter Roberts Construction Group was selected as the winning bidder.

Esplanade Package 3/Pier 35

This quarter the contractor completed the repairs and grouting of the bearing plates at the bridge and commenced with removal of old conduits under FDR Drive from column 24 to 36.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

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

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



| | |
|---------------------------------|--|
| Grantee Activity Number: | LM-0300-ERE42 |
| Activity Title: | East River Waterfront Pier 42 & Connector |

Activity Category:

Planning

Project Number:

0300

Projected Start Date:

07/01/2012

Benefit Type:

Area ()

National Objective:

Urgent Need

Activity Status:

Under Way

Project Title:

Other World Trade Center Area Improvements

Projected End Date:

03/31/2017

Completed Activity Actual End Date:

Responsible Organization:

New York City Department of Parks and Recreation

| Overall | Jul 1 thru Sep 30, 2015 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,000,000.00 |
| Total Budget | \$0.00 | \$2,000,000.00 |
| Total Obligated | \$0.00 | \$1,900,000.00 |
| Total Funds Drawdown | \$391,400.27 | \$395,394.02 |
| Program Funds Drawdown | \$391,400.27 | \$395,394.02 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$391,400.27 | \$395,394.02 |
| New York City Department of Parks and Recreation | \$391,400.27 | \$395,394.02 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

\$16 million has been allocated for design and construction costs related to improvements of Pier 42 and adjacent areas located between the East River Esplanade to the south and East River Park to the north. This \$2 million allocation in Grant 2 is for planning and design. The scope of the \$14 million allocation in Grant 1 is for design and construction. The specific scope will be dependent on the outcome of the planning process funded by the \$2 million allocation. In general terms, the this project will likely include improvements to the area such as landscaping to increase green open space, public access to the waterfront, improved views of the landscape and NYC harbor, water dependent public activities, expansion of the bike path and greenway, and a variety of park recreational activities.

Location Description:

The project proposes revitalization of Pier 42 and adjacent areas located between the East River Esplanade to the south and East River Park to the north.

Activity Progress Narrative:

New York City Department of Parks and Recreation (NYCDPR) and the design contractor continued working on the project design. NYCDPR also continued working with our environmental consultant AKRF, on the environmental review. According to NYCDPR the design is approximately 85% complete. During the quarter we paid \$391,400 and received another request for reimbursement in the amount of \$473,600 which is under review.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: LM-0300-MEM

Activity Title: World Trade Center Memorial & Museum

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

0300

Project Title:

Other World Trade Center Area Improvements

Projected Start Date:

01/01/2011

Projected End Date:

12/31/2015

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

Slums and Blight

Responsible Organization:

Lower Manhattan Development Corporation

| Overall | Jul 1 thru Sep 30, 2015 | To Date |
|--|--------------------------------|-----------------|
| Total Projected Budget from All Sources | N/A | \$38,894,000.00 |
| Total Budget | \$0.00 | \$38,894,000.00 |
| Total Obligated | \$0.00 | \$38,894,000.00 |
| Total Funds Drawdown | \$0.00 | \$36,712,614.10 |
| Program Funds Drawdown | \$0.00 | \$36,712,614.10 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$36,712,614.10 |
| Lower Manhattan Development Corporation | \$0.00 | \$36,712,614.10 |
| Match Contributed | \$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 three elements: (a) \$25 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, and (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.

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 thousands 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. The project continues through the opening of the Memorial Museum in 2012.

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 \$35 million.

A Partial Action Plan amendment was published on February 8, 2012, which added \$2.5 million to pay for equipment, media production, and furnishings for multi-media installations at the National September 11 Memorial Museum.

Location Description:

Project Area -- The Plan Project Area s located in Lower Manhattan on two sites:(i)the WTC Site, an approximately16 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:

No funds were spent from this activity in this quarter. During this quarter, over 2.4 million visitors were welcomed to the Memorial & Museum. In 2014, the Memorial & Museum welcomed 6.1 million visitors to the 9/11 Memorial. Of those, nearly 2 million visited the museum, which opened in May that year. Visitors have come from all 50 U.S states and from around the world.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Public Facilities | 0 | 0/2 |

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|-----------------------------|--------|
| Total Other Funding Sources | \$0.00 |



LMDC CDBG Grant Number B-02-DW-36-0001

\$284,525,972.00

Total Other Funding Sources

\$0.00



| | |
|---------------------------------|-----------------------------------|
| Grantee Activity Number: | LM-0300-PAC |
| Activity Title: | WTC Performing Arts Center |

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

0300

Projected Start Date:

01/01/2012

Benefit Type:

Direct (Person)

National Objective:

Slums and Blight

Activity Status:

Under Way

Project Title:

Other World Trade Center Area Improvements

Projected End Date:

06/30/2019

Completed Activity Actual End Date:

Responsible Organization:

The National September 11 Memorial & Museum at the

| Overall | Jul 1 thru Sep 30, 2015 | To Date |
|--|-------------------------|------------------|
| Total Projected Budget from All Sources | N/A | \$100,000,000.00 |
| Total Budget | \$0.00 | \$100,000,000.00 |
| Total Obligated | \$0.00 | \$100,000,000.00 |
| Total Funds Drawdown | \$19,299.38 | \$999,999.54 |
| Program Funds Drawdown | \$19,299.38 | \$999,999.54 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$19,299.38 | \$999,999.54 |
| The National September 11 Memorial & Museum at the | \$19,299.38 | \$999,999.54 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

LMDC has already allocated \$60,004,000 for the planning and development of the World Trade Center Performing Arts Center (WTC PAC) in Grant 1. This allocation of \$100,000,000 for the WTC PAC will provide for construction costs and PAC-related strategic planning efforts. Approximately \$1 million would be used to support (i) the creation and administration of a non-profit entity dedicated to the PAC (PAC, Inc.) that would be governed by a Board of Directors and operate with some key staff, and (ii) strategic planning costs related to further study and development of the PAC. The bulk of the allocation, \$99 million, would be used for the future construction costs of the PAC, subject to successful achievement of strategic planning milestones before the end of calendar year 2011, which must include (i) the creation of the non-profit PAC, Inc., (ii) the constitution of a PAC, Inc. Board of no less than five members, and (iii) funding of at least \$25 million committed by those PAC, Inc. Board members. It is contemplated that the PAC, Inc. Board would later raise additional private funds to supplement the federal funds being committed by LMDC.

This proposed cultural building on the rebuilt WTC Site will provide a variety of important uses as part of the overall redevelopment plan. The PAC will help create a world class visitor destination that will contribute to the economic development of the site and the area, while improving the quality of life for those who live and work in Lower Manhattan. Programming will be broad and diverse, and will serve both businesses and residents. The Performing Arts Center is proposed to contain a 1,000 seat theater venue that under its current design will house the Joyce Theater as well as a 200+ seat second theater. Public spaces and activities that will be part of the Performing Arts Center could include educational programs for school groups and community workshops. The Performing Arts Center is also expected to house significant rehearsal space for both in house rehearsals as well as for the large arts community in New York and specifically in Lower Manhattan.

The work on the Performing Arts Center, which began in 2004, is continuing and includes activities such as planning, determination of subgrade requirements, and coordination with the Port Authority of New York and New Jersey on the WTC site.



Location Description:

PROJECT AREA--The WTC 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:

During this quarter, one reimbursement request for approximately \$345,000 was processed and paid towards Performing Arts Center (PAC) planning. Another reimbursement request for approximately \$19K was processed and is expected to be paid in the upcoming quarter. Also, during this period the PAC team met with the three finalists for Executive Architect to better understand each firm's proposals. Each firm resubmitted proposals, which remained under review as of quarter end. The PAC staff is also working with counsel to draft contracts for the design architect, executive architect and theater design firm. The drafting of an organization chart for the operating PAC entity has also been initiated. It is anticipated that we will extend the contract with PAC Inc. for the continuance of their planning efforts.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

| | Amount |
|--|-----------------|
| LMDC CDBG Grant Number B-02-DW-36-0001 | \$60,004,000.00 |
| Total Other Funding Sources | \$0.00 |



| | |
|---------------------------------|---|
| Grantee Activity Number: | LM-0300-TBD |
| Activity Title: | Other World Trade Center Area Improvements - TBD |

Activity Category:

Acquisition, construction, reconstruction of public facilities

Project Number:

0300

Projected Start Date:

01/01/2011

Benefit Type:

()

National Objective:

Slums and Blight

Activity Status:

Planned

Project Title:

Other World Trade Center Area Improvements

Projected End Date:

12/31/2015

Completed Activity Actual End Date:

Responsible Organization:

Lower Manhattan Development Corporation

| Overall | Jul 1 thru Sep 30, 2015 | To Date |
|--|--------------------------------|-----------------|
| Total Projected Budget from All Sources | N/A | \$13,298,913.00 |
| Total Budget | \$0.00 | \$13,298,913.00 |
| Total Obligated | \$0.00 | \$0.00 |
| Total Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$0.00 |
| Lower Manhattan Development Corporation | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

Activity Description

Funds in this category will assist properties and businesses damaged by, and economic revitalization directly related to, the September 11 terrorist attacks on New York City. Funding for Other World Trade Center Area Improvements will fund activities and costs associated with World Trade Center Memorial and cultural facilities, and affordable housing, education, infrastructure, open space, quality of life, transportation, and economic development projects benefiting the area. Partial Action Plan amendments identifying these projects and funding levels will be made available for public comment. This category was funded by a reallocation from the amounts allocated to but not needed to fund the approved claims under Categories 1 and 2 of the URIR program.

LMDC solicited community input regarding potential uses for these funds at a Public Forum in October 2010. Individuals, elected officials, and representatives of community organizations and other not-for-profit organizations provided oral and written testimony regarding the proposed reallocation of these funds.

Location Description:

Eligible projects will be located in Lower Manhattan in the World Trade Center Area.

Activity Progress Narrative:

During the third quarter of 2015, no decisions were made with regard to the specific use of the funds allocated to



this activity therefore, no spending took place.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: 0900 / Administration

Grantee Activity Number: MOSAICS

Activity Title: City of New York DOT - MOSAICS

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

0900

Project Title:

Administration

Projected Start Date:

08/15/2006

Projected End Date:

12/31/2013

Benefit Type:

()

Completed Activity Actual End Date:

National Objective:

Urgent Need

Responsible Organization:

City of New York DOT

Overall

Total Projected Budget from All Sources

Jul 1 thru Sep 30, 2015

N/A

To Date

\$4,000,000.00

Total Budget

\$0.00

\$4,000,000.00



| | | |
|--------------------------------|--------|----------------|
| Total Obligated | \$0.00 | \$4,000,000.00 |
| Total Funds Drawdown | \$0.00 | \$351,912.57 |
| Program Funds Drawdown | \$0.00 | \$351,912.57 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$351,912.57 |
| City of New York DOT | \$0.00 | \$351,912.57 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

NYC DOT will develop and implement a Permit Management System for Lower Manhattan. NYC DOT issues nearly 250,000 street work permits a year, 12,000 of which are for Lower Manhattan. These permits govern access to public streets and sidewalks by private entities, and are needed for various activities such as temporary closing a sidewalk or street lane for construction, installing new fiber optic lines, or repairing water mains.

In the 1980's, DOT's implemented a Management Oriented Street Attribute Information Control System (MOSAICS) to manage the complete life cycle of a street work permit. MOSAICS is now outmoded and its information concerning existing permits is not available to utilities and the public. NYC DOT will develop and implement a Permit Management System that will replace the MOSAICS system in Lower Manhattan. The benefits associated with the Lower Manhattan Permit Management System include the following (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, (b) reduction in applicants' data entry errors during application process, (c) reduction in average permit approval time from three business days to one business day, (d) ability to monitor status of permits online, and (d) improved conflict resolution and coordination of planned street construction work

Location Description:

Lower Manhattan Streets and Sidewalks

Activity Progress Narrative:

DOT is currently engaged in Phase 2 of the project. During this quarter, seven of the fourteen task orders identified with the MOSACIS/NYCStreets Project were registered.

Permittee management self-service options (registration request intake, approval, modifications, audit trail, support data management) are being developed for DOT Permit Office staff to enable the complete cutover from Mainframe MOSAICS system to NYCStreets Permit Management System. Design and development work for defect management workflows are in progress. Role-based dashboards will be developed to provide street condition summary by borough, community board and defect type. Work assignment, crew management, and restoration/resurfacing tasks are being analyzed to design field support workflows.

No payments were made and no reimbursement requests were received during the quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: PA

Activity Title: PA

Activity Category:

Administration

Project Number:

0900

Projected Start Date:

09/15/2003

Benefit Type:

()

National Objective:

N/A

Activity Status:

Completed

Project Title:

Administration

Projected End Date:

06/30/2012

Completed Activity Actual End Date:

Responsible Organization:

Empire State Development Corporation

| Overall | Jul 1 thru Sep 30, 2015 | To Date |
|--|--------------------------------|-----------------|
| Total Projected Budget from All Sources | N/A | \$13,500,000.00 |
| Total Budget | \$0.00 | \$13,500,000.00 |
| Total Obligated | \$0.00 | \$13,500,000.00 |
| Total Funds Drawdown | \$0.00 | \$11,985,712.43 |
| Program Funds Drawdown | \$0.00 | \$11,985,712.43 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$0.00 | \$11,985,712.75 |
| Empire State Development Corporation | \$0.00 | \$11,985,712.75 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

The Partial Action Plan reserves \$17.5million, 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 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 Plan sets aside \$4.0 million to upgrade the New York City MOSAICS system. Roadway construction to be performed with Partial Action Plan funds is administered via a City Department of Transportation permit and construction administration system known as MOSAICS. 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 City of New York issues 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 \$4.0 million to upgrade the City's MOSAICS system, the system that is used to manage the complete life cycle of a street work permit.

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:

N/A

Activity Progress Narrative:

During the third quarter of 2015, funds allocated to this activity were not utilized. LMDC drew down from administrative funds in grant B02DW360001 - Activity ADMIN-7700 to fund its administrative activities.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

Project # / Title: 130L-S2-0171 / 130L-S2-0171

| | |
|---------------------------------|---------------------------|
| Grantee Activity Number: | 130L-S2-0171 |
| Activity Title: | 130 Liberty Street |

Activity Category:
Rehabilitation/reconstruction of public facilities

Activity Status:
Under Way

Project Number:
130L-S2-0171

Project Title:
130L-S2-0171

Projected Start Date:
05/18/2004

Projected End Date:
03/31/2013

Benefit Type:
Area ()

Completed Activity Actual End Date:



National Objective:

Slums and Blight

Responsible Organization:

Lower Manhattan Development Corporation

| Overall | Jul 1 thru Sep 30, 2015 | To Date |
|--|--------------------------------|-----------------|
| Total Projected Budget from All Sources | N/A | \$59,925,000.00 |
| Total Budget | \$0.00 | \$59,925,000.00 |
| Total Obligated | \$0.00 | \$59,925,000.00 |
| Total Funds Drawdown | \$64,457.01 | \$36,968,436.73 |
| Program Funds Drawdown | \$64,457.01 | \$36,968,436.73 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$64,457.01 | \$37,246,178.67 |
| Lower Manhattan Development Corporation | \$64,457.01 | \$37,246,178.67 |
| Match Contributed | \$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 allocates \$52,500,000 within HUD Grant B02DW360002 for the 130 Liberty Street deconstruction Program under this activity 130L-S2-0171. LMDC is seeking to recover costs for the 130 Liberty Deconstruction Program from the general contractor based on available contract claims, including indemnification and insurance. LMDC also 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.

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 third quarter of 2015, just over \$60,000 was spent on legal costs associated with the settlement agreement. As part of this settlement agreement, Bovis (Lend Lease) agreed to pay LMDC \$40 million in three installments and forgive approximately \$10 million in outstanding project payments that LMDC had not made. In May, the first \$20 million of this settlement was returned to LMDC thus resulting in an increase to the balance in this activity. Installment payments of \$10 million each are to be made by December 30, 2015 and then June 30, 2016. LMDC is currently contemplating the reallocation of these settlement funds in accordance with HUD requirements.

The Port Authority of New York and New Jersey continues to use the northern portion of the site to conclude their work on the construction of the below grade Vehicular Security Center and elevated Liberty Park which are vital components of the World Trade Center site. The southern-most portion of the site is now being used on a temporary basis as a public plaza.

With the help of the Alliance for Downtown New York (the Alliance), tables, chairs, benches and additional planters have been placed on the site for public use as the Alliance contemplates other programming that would further benefit residents, workers and visitors to the area. The site has been activated on a temporary basis until more permanent plans are implemented.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Public Facilities | 0 | 0/1 |

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources 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 | \$0.00 |

