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# THE CITY RECORD

Official Journal of The City of New York

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## THE CITY RECORD

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The City Record.

## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

## BOARD MEETINGS

### MEETING

#### City Planning Commission

Meets in NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

#### City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall, Manhattan, NY 10007, at 1:30 P.M.

#### Contract Awards Public Hearing

Meets bi-weekly, on Thursday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 715 951 139, no later than 9:55 A.M.

#### Civilian Complaint Review Board

Generally meets at 10:00 A.M. on the second Wednesday of each month at 40 Rector Street, 2nd Floor, New York, NY 10006. Visit <http://www.nyc.gov/html/ccrb/html/meeting.html> for additional information and scheduling changes.

#### Design Commission

Meets at City Hall, Third Floor, New York, NY 10007. For meeting schedule, please visit [nyc.gov/designcommission](http://nyc.gov/designcommission) or call (212) 788-3071.

#### Department of Education

Meets in the Hall of the Board for a monthly business meeting on the Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is held on the first Tuesday of July at 10:00 A.M.

#### Board of Elections

32 Broadway, 7th Floor, New York, NY 10004, on Tuesday, at 1:30 P.M. and at the call of the Commissioner.

#### Environmental Control Board

Meets at 100 Church Street, 12th Floor, Training Room #143, New York, NY 10007 at 9:15 A.M. once a month at the call of the Chairman.

#### Board of Health

Meets at Gotham Center, 42-09 28th Street, Long Island City, NY 11101, at 10:00 A.M., quarterly or at the call of the Chairman.

#### Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

#### Board of Higher Education

Meets at 535 East 80th Street, Manhattan, NY 10021, at 5:30 P.M., on fourth Monday in January, February, March, April, June, September, October, November and December. Annual meeting held on fourth Monday in May.

#### Citywide Administrative Services

Division of Citywide Personnel Services will hold hearings as needed in

Room 2203, 2 Washington Street, New York, NY 10004.

#### **Commission on Human Rights**

Meets on 10th Floor in the Commission's Central Office, 40 Rector Street, New York, NY 10006, on the fourth Wednesday of each month, at 8:00 A.M.

#### **In Rem Foreclosure Release Board**

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

#### **Franchise and Concession Review Committee**

Meets in Spector Hall, 22 Reade Street, Main Floor, and other days, times and location as warranted.

#### **Real Property Acquisitions and Dispositions**

Meets bi-weekly, on Wednesday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 717 876 299, no later than 9:55 A.M.

#### **Landmarks Preservation Commission**

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise noticed by the Commission. For current meeting dates, times and agendas, please visit our website at [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks).

#### **Employees' Retirement System**

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, NY 11201, at 9:30 A.M., on the second Thursday of each month, at the call of the Chairman.

#### **Housing Authority**

Housing Authority Board Meetings of the New York City Housing Authority are scheduled for the last Thursday of each month (except August) at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted). Any changes to the schedule will be posted here and on NYCHA's website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable at a reasonable time before the meeting. For additional information, please visit NYCHA's website or contact (212) 306-6088

#### **Parole Commission**

Meets at its office, 100 Centre Street, Manhattan, NY 10013, on Thursday, at 10:30 A.M.

#### **Board of Revision of Awards**

Meets in Room 603, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

#### **Board of Standards and Appeals**

Meets at 22 Reade Street, 1st Floor, in Manhattan on Mondays and Tuesdays at 10:00 A.M. Review sessions are customarily held immediately before the public hearing. For changes in the schedule or additional information, please call the Board's office at (212) 386-0009 or consult the Board's website at [www.nyc.gov/bsa](http://www.nyc.gov/bsa).

#### **Tax Commission**

Meets in Room 936, Municipal Building, Manhattan, NY 10007, each month at the call of the President. Manhattan, monthly on Wednesdays, commencing 2:30 P.M.

## **BOROUGH PRESIDENT - BROOKLYN**

### **■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN THAT**, pursuant to Section 197-c and Section 201 of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the matter below in person, at 6:00 P.M. on Monday, March 10, 2025, in the Borough Hall Courtroom, 209 Joralemon Street. The meeting will be recorded for public transparency.

Members of the public may watch a livestream of the hearing on WebEx at: <https://nycbp.webex.com/nycbp/j.php?MTID=mfa21858d896cf3c1985b56e215b1888>.

Meeting number (access code): 2336 411 4441

Meeting password: X2CfvSbrQ89

Join by phone

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Testimony at the hearing is limited to 2 minutes, unless extended by the Chair. Pre-registration is not required. Testimony will only be accepted in person or in writing. For timely consideration, written comments must be submitted to [testimony@brooklynbp.nyc.gov](mailto:testimony@brooklynbp.nyc.gov) no later than Friday, March 14th, 2025.

For information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Corina Lozada at [corina.lozada@brooklynbp.nyc.gov](mailto:corina.lozada@brooklynbp.nyc.gov) at least five (5) business days in advance to ensure availability.

The following agenda items will be heard:

#### 1) The Coney Development

A private application for a demapping action. Approval of the requested action would facilitate the development of a 1.3 million gsf multi-use development including a gaming facility, convention center, hotel, event space, parking, and other amenities in the Coney Island neighborhood of Brooklyn, Community District 13.

Accessibility questions: Corina Lozada, [corina.lozada@brooklynbp.nyc.gov](mailto:corina.lozada@brooklynbp.nyc.gov), by: Monday, March 3, 2025, 6:00 P.M.



f27-m10

## **CITY COUNCIL**

### **■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN that the Council has scheduled the following public hearing on the matters indicated below:**

**The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person in the 16<sup>th</sup> Floor Committee Room, 250 Broadway, New York, NY 10007, on the following matters commencing at 10:00 A.M. on March 6, 2025. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.**

#### **QUEENS FUTURE MAP CHANGE AND AMENDMENT**

##### **JOINT INTEREST AREA 81**

**C 250046 ZMQ**

##### **QUEENS CBs – 3, 4, 6, 7, 8, 9**

Application submitted by Queens Future, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10b, by:

1. establishing a C8-4 district on property\* bounded by the southerly street line of Northern Boulevard, a line 970 feet westerly of Seaver Way, Roosevelt Avenue, and the former northwestern boundary of Flushing Meadows-Corona Park; and
2. changing from an R3-2 District to a C8-4 District, property bounded by the southerly streetline of Northern Boulevard, the former northwestern boundary of Flushing Meadows Corona Park, and the centerline of Grand Central Parkway,

as shown on a diagram (for illustrative purposes only) dated September 23, 2024.

\*Parkland is proposed to be eliminated from the city map in a related application (C 250047 MMQ).

#### **QUEENS FUTURE MAP CHANGE AND AMENDMENT**

##### **JOINT INTEREST AREA 81**

**C 250047 MMQ**

##### **QUEENS CBs – 3, 4, 6, 7, 8, 9**

Application submitted by Queens Future, LLC pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

1. the elimination of a portion of Flushing Meadows-Corona Park in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and
2. the elimination, discontinuance, and closing of a portion of Grand Central Parkway between Roosevelt Avenue and Northern Boulevard; and
3. the establishment of parkland in an area generally bounded by Northern Boulevard, Seaver Way, Roosevelt Avenue, and Grand Central Parkway; and
4. the establishment of a portion of a westbound ramp to the Grand Central Parkway; and
5. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Joint Interest Area 81, Borough of Queens, in accordance with Map No. 5043 dated September 27, 2024 and signed by the Borough President.

**For questions about accessibility and requests for additional accommodations, including language access services, please contact [swerts@council.nyc.gov](mailto:swerts@council.nyc.gov) or [nbenjamin@council.nyc.gov](mailto:nbenjamin@council.nyc.gov)**

or (212) 788-6936 at least three (3) business days before the hearing.

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Monday, March 3, 2025, 3:00 P.M.



f28-m6

## CITY PLANNING COMMISSION

### ■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, March 5, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through [Department of City Planning's \(DCP's\) website](https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/472099/1) and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/472099/1>.

Members of the public attending remotely should observe the meeting through DCP's website. Testimony can be provided verbally by joining the meeting using either Zoom or by calling the following number and entering the information listed below:

877 853 5247 US Toll-free  
888 788 0099 US Toll-free

253 215 8782 US Toll Number  
213 338 8477 US Toll Number

Meeting ID: **618 237 7396**  
[Press # to skip the Participation ID]  
Password: 1

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

Written comments will also be accepted until 11:59 P.M., one week before the date of the vote. Please use the CPC Comments form that is accessible through the above webpage.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [\[AccessibilityInfo@planning.nyc.gov\]](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling (212) 720-3508. Requests must be submitted at least five business days before the meeting.

### BOROUGH OF BROOKLYN Nos. 1 & 2 19 MASPETH AVENUE REZONING No. 1

**CD 1** **C 240406 ZMK**  
**IN THE MATTER OF** an application submitted by Capsar III LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

- changing from a C8-2 District to an R7D District property bounded by Conselyea Street, Maspeth Avenue and its southwesterly centerline prolongation, and Humboldt Street;
- establishing within the proposed R7D District a C2-4 District bounded by Conselyea Street, Maspeth Avenue and its southwesterly centerline prolongation, and Humboldt Street;

as shown on a diagram (for illustrative purposes only) dated November 18, 2024, and subject to the conditions of CEQR Declaration E-1012.

### No. 2

**CD 1** **N 240407 ZRK**  
**IN THE MATTER OF** an application by Capsar III LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;  
Matter struck out is to be deleted;

Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

## APPENDIX F Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

\* \* \*

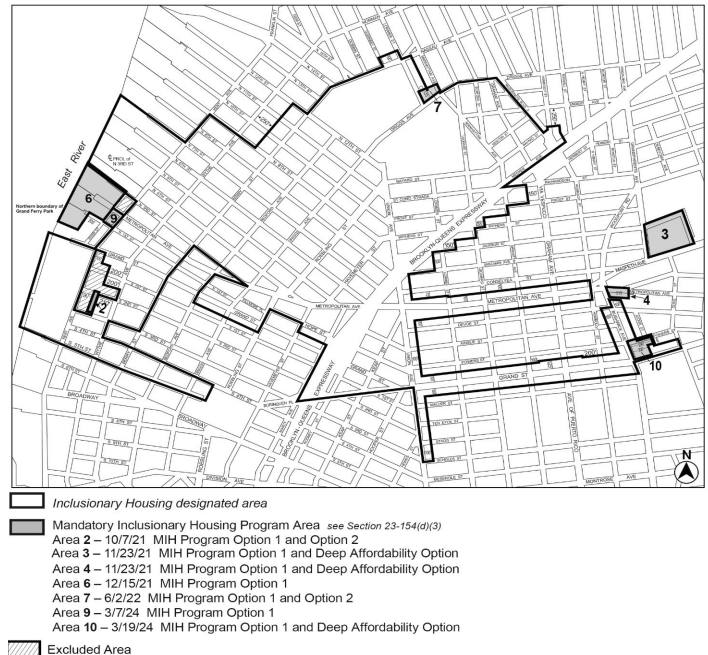
### BROOKLYN

#### Brooklyn Community District 1

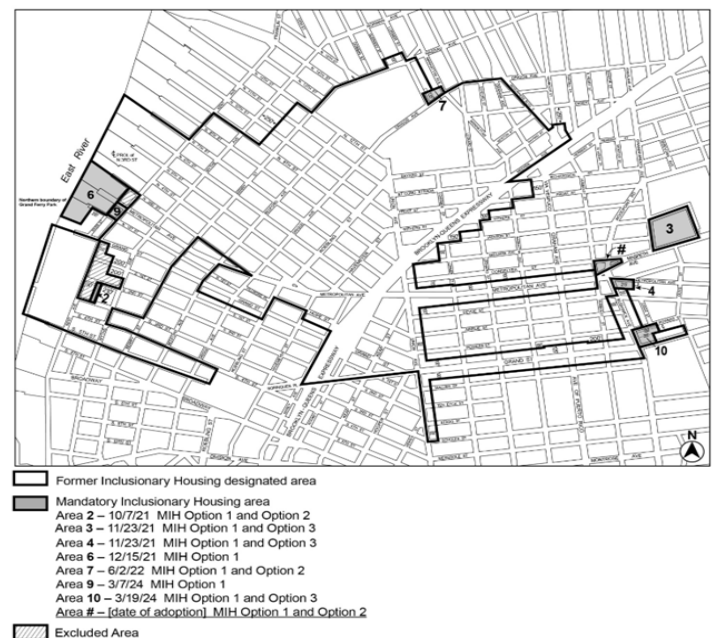
\* \* \*

Map 2 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Portion of Community District 1, Brooklyn

\* \* \*

### Nos. 3 & 4

### 2201-2227 NEPTUNE AVENUE REZONING No. 3

CD 13

C 240294 ZMK

**IN THE MATTER OF** an application submitted by Neptune Avenue Commercial, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28d:

1. changing from an M1-2 District to an M1-5/R7-3 District property bounded by the U.S. Pierhead and Bulkhead Line, the N.Y.C. Pierhead Line, West 22<sup>nd</sup> Street, Neptune Avenue, and West 23<sup>rd</sup> Street; and
2. establishing a Special Mixed Use District (MX-26) bounded by the U.S. Pierhead and Bulkhead Line, the N.Y.C. Pierhead Line, West 22<sup>nd</sup> Street, Neptune Avenue, and West 23<sup>rd</sup> Street;

as shown on a diagram (for illustrative purposes only) dated December 2, 2024, and subject to the conditions of CEQR Declaration E-816.

### No. 4

CD 13

N 240295 ZRK

**IN THE MATTER OF** an application submitted by Neptune Avenue Commercial, LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F to establish a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

\* \* \* indicates where unchanged text appears in the Zoning Resolution.

\* \* \*

## ARTICLE XII

## SPECIAL PURPOSE DISTRICTS

### Chapter 3

### Special Mixed Use District

\* \* \*

123-90

### SPECIAL MIXED USE DISTRICTS SPECIFIED

\* \* \*

#Special Mixed Use District# - 25:

Gowanus, Brooklyn

The #Special Mixed Use District# - 25 is established in Gowanus in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 26:

Coney Island, Brooklyn

The #Special Mixed Use District# - 26 is established in Coney Island in Brooklyn as indicated on the #zoning maps#.

\* \* \*

## APPENDIX F

### Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

\* \* \*

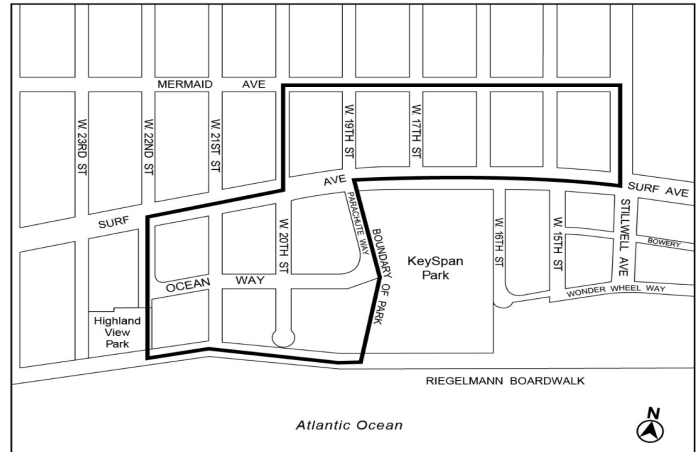
### BROOKLYN

\* \* \*

### Brooklyn Community District 13

Map 1 – [date of adoption]

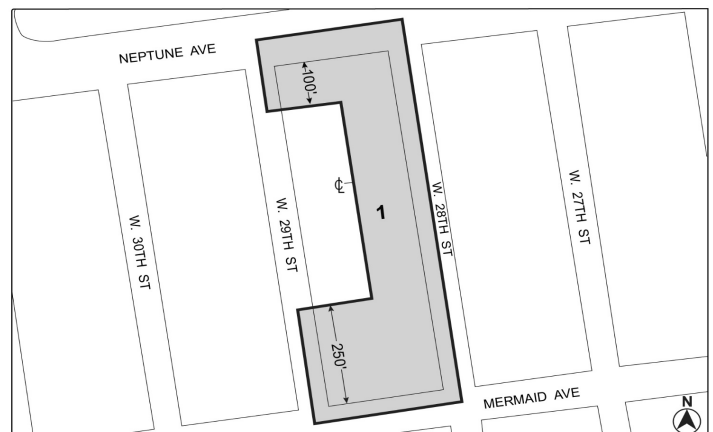
[EXISTING MAP]



Inclusionary Housing designated area

Map 2 – (3/22/18)

[EXISTING MAP]



Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)  
Area 1 – 3/22/18 MIH Program Option 1

[PROPOSED MAP]



Former Inclusionary Housing designated area  
 Mandatory Inclusionary Housing area  
Area 1 — 3/22/18 MIH Program Option 1  
Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 13, Brooklyn

\* \* \*

## BOROUGH OF QUEENS No. 5

### 161-01 JAMAICA AVENUE ACS OFFICE ACQUISITION CD 12 N 250169 PXQ

IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Administration for Children's Services, pursuant to Section 195 of the New York City Charter for use of property located at 161-01 Jamaica Avenue (Block 9760, Lot 1) (Administration for Children's Services office), Borough of Queens, Community District 12.

Soki Ng, Calendar Officer  
City Planning Commission  
120 Broadway, 31st Floor, New York, NY 10271  
Telephone (212) 720-3508

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, February 26, 2025, 5:00 P.M.



f19-m5

## COMMUNITY BOARDS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that the following matters have been scheduled for public hearing by Community Board:

#### BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 06 - Monday, March 10, 2025 at 6:30 P.M. via in person meeting location (CB6 office, 211 East 43rd Street, New York, NY 10017) and Zoom ([https://us06web.zoom.us/webinar/register/WN\\_vlMGzB2PQzyRLw8-iGFaWA#/registration](https://us06web.zoom.us/webinar/register/WN_vlMGzB2PQzyRLw8-iGFaWA#/registration)).

A public hearing with respect to the Citywide Statement of Needs for City Facilities for Fiscal Years 2026-2027.

f25-m10

**NOTICE IS HEREBY GIVEN** that the following matters have been scheduled for public hearing by Community Board:

#### BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, March 3, 2025 at 7:30 P.M. Korean Community Services, 203-05 32 Avenue, Bayside, NY.

#499-29BZ

An application to the NYC Board of Standards and Appeals pursuant to Section 11-411 of the NYC Zoning Resolution for an extension of term of the previously-granted variance and to obtain a new Certificate of Occupancy for an existing automotive service station (BP) with accessory uses.

Accessibility questions: Joseph Marziliano, by: Friday, February 28, 2025, 3:00 P.M.



f25-m3

## BOARD OF EDUCATION RETIREMENT SYSTEM

### ■ MEETING

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office, 50th Floor on Thursday, March 6, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at [Srich4@bers.nyc.gov](mailto:Srich4@bers.nyc.gov).

f27-m6

Our next Audit Committee Meeting will be held in-person at 55 Water Street, 50th Floor on Thursday, March 6, 2025, from 2:00 P.M. - 3:30 P.M. If you would like to attend this meeting, please reach out to Iyekeze Ezefili at [iezefili@bers.nyc.gov](mailto:iezefili@bers.nyc.gov).

f27-m6

## INDEPENDENT BUDGET OFFICE

### ■ MEETING

The New York City Independent Budget Office (IBO) advisory board will meet on March 12, 2025 at 8:30 A.M. at IBO's office at 110 William Street, 14th Floor, New York, NY, to discuss the city's fiscal conditions. Selected IBO staff also present on recent research and briefings. To request a Zoom link email [iboenews@ibo.nyc.gov](mailto:iboenews@ibo.nyc.gov).

Accessibility questions: [insegobind@ibo.nyc.gov](mailto:insegobind@ibo.nyc.gov), by: Wednesday, March 5, 2025, 11:00 A.M.



f20-m12

## OFFICE OF LABOR RELATIONS

### ■ MEETING

The New York City Deferred Compensation Board will hold its next meeting on Wednesday, March 5, 2025 from 10:00 A.M. to 12:00 P.M. The meeting will be held at 22 Cortlandt Street, 15th Floor, New York, NY 10007.

Please visit the below link to access the audio recording of the Board meeting, or to access archived Board meeting audio/videos: <https://www1.nyc.gov/site/olr/deferred/dcp-board-webcasts.page>.

f26-m5

## LANDMARKS PRESERVATION COMMISSION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, March 4, 2025, a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Community and Intergovernmental Affairs Coordinator, at [sthomson@lpc.nyc.gov](mailto:sthomson@lpc.nyc.gov) or (212) 669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

#### 75 Hicks Street - Brooklyn Heights Historic District

LPC-25-04522 - Block 221 - Lot 1 - Zoning: R7-1

#### CERTIFICATE OF APPROPRIATENESS

An Anglo-Italianate style church designed by Joseph C. Wells and constructed in 1849-50, and an Eclectic Federal style parish house and school designed by Woodruff Leeming and built in 1913. Application is to install mechanical equipment with screening on the rooftop.

#### Ocean Parkway - Scenic Landmark

LPC-25-04670 - Block - Lot - Zoning:

#### ADVISORY REPORT

A scenic parkway designed by Frederick Law Olmsted and Calvert Vaux and built in 1874-76. Application is to reconstruct a vent stack, install a new vent stack and cabinets and modify paving.

#### Governors Island - Governors Island Historic District

LPC-25-06105 - Block 111 - Lot 1 - Zoning:

#### BINDING REPORT

A Neo-Georgian style public school building designed by Eric Kibbon, built in 1934 and altered in 1956-60. Application is to modify the entrances and install HVAC equipment.

**74 Hudson Street - Tribeca West Historic District**

**LPC-25-04653** - Block 179 - Lot 13 - **Zoning:** C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A parking lot. Application is to construct a new building.

**535 Broadway - SoHo-Cast Iron Historic District**

**LPC-25-06784** - Block 498 - Lot 21 - **Zoning:** M1-5/R9X

**CERTIFICATE OF APPROPRIATENESS**

A store building built in 1852. Application is to replace storefront infill and a sign-band and install interior signage.

**817 Washington Street - Greenwich Village Historic District**

**LPC-25-06717** - Block 644 - Lot 30 - **Zoning:** M1-5

**CERTIFICATE OF APPROPRIATENESS**

A Queen Anne style store and flats, designed by James W. Cole and built in 1886-87. Application is to modify masonry openings and install storefront infill.

**3 East 10th Street - Greenwich Village Historic District**

**LPC-25-07199** - Block 568 - Lot 34 - **Zoning:** R7-2

**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style townhouse designed by George E. Harney and built in 1890. Application is to excavate the cellar.

**271 West 138th Street - St. Nicholas Historic District**

**LPC-25-03772** - Block 2024 - Lot 2 - **Zoning:** R7-2, C1-4

**CERTIFICATE OF APPROPRIATENESS**

A Georgian style rowhouse designed by Bruce Price and Clarence S. Luce and built in the 1890s. Application is to reconstruct a rear garage and deck built without a Landmarks Preservation Commission permit.

**f19-m4**

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, March 11, 2025, a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Community and Intergovernmental Affairs Coordinator, at [sthomson@lpc.nyc.gov](mailto:sthomson@lpc.nyc.gov) or (212) 669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

**301 Macon Street - Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District**

**LPC-24-07605** - Block 1847 - Lot 61 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1872-1873. Application is to modify the areaway and install a stairwell and cellar entrance.

**3 Hart Street - Willoughby-Hart Historic District**

**LPC-25-04976** - Block 1766 - Lot 90 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse designed by Isaac D. Reynolds and built in 1884. Application is to alter the front façade and roof.

**155 Warren Street and 14 Verandah - Cobble Hill Historic District**

**LPC-25-07613** - Block 301 - Lot 44 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1838, and a one-story garage building built in 1926. Application is to replace windows on the rowhouse and redesign the garage.

**111 Arleigh Road - Douglaston Historic District**

**LPC-25-02691** - Block 8041 - Lot 52 - **Zoning:** R1-2

**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house designed by Frederick Wallick and built in 1912. Application is to construct an entrance hood and replace windows.

**465 6th Avenue, aka 101 West 11th Street - Greenwich Village Historic District**

**LPC-25-04392** - Block 607 - Lot 47 - **Zoning:** C1-6

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse designed by William Hurry and built in 1842 and later altered with an additional story. Application is to legalize the replacement of storefront infill and installation of signage without Landmarks Preservation Commission permit(s).

**182 West 4th Street - Greenwich Village Historic District Extension II**

**LPC-24-02314** - Block 590 - Lot 73 - **Zoning:** R6-C 1-5

**CERTIFICATE OF APPROPRIATENESS**

An altered Neo-Grec style tenement building with a commercial ground floor, designed by Thom & Wilson and built in 1883-94. Application is to legalize alterations to storefronts and the installation of signage without Landmarks Preservation Commission permit(s).

**232 West 11th Street - Greenwich Village Historic District**

**LPC-24-07287** - Block 613 - Lot 17 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

A Queen Anne style church building designed by Laurence B. Valk and built in 1818. Application is to install a garbage enclosure.

**333 West 22nd Street - Chelsea Historic District Extension**

**LPC-25-03434** - Block 746 - Lot 18 - **Zoning:** R7B

**CERTIFICATE OF APPROPRIATENESS**

An altered mansion house built in 1836. Application is to alter the entrance.

**41 West 17th Street - Ladies' Mile Historic District**

**LPC-25-05599** - Block 819 - Lot 15 - **Zoning:** C6-4A

**CERTIFICATE OF APPROPRIATENESS**

A vacant lot. Application is to legalize the installation of vehicular lifts and attendant booth without Landmarks Preservation Commission permit(s).

**167 West 72nd Street - Upper West Side/Central Park West Historic District**

**LPC-24-08751** - Block 1144 - Lot 105 - **Zoning:** C4-6A

**CERTIFICATE OF APPROPRIATENESS**

A store and apartment building, originally built as a rowhouse in 1883-84 and modified in 1909 by E. Wilbur. Application is to legalize the replacement of windows without Landmarks Preservation Commission permit(s).

**207 West 151st Street - Individual Landmark**

**LPC-25-07290** - Block 2037 - Lot 11 - **Zoning:** R7-2

**CERTIFICATE OF APPROPRIATENESS**

A housing project consisting of three groups of buildings and surrounding sites designed by Archibald Manning Brown and built in 1936-1937. Application is to install artwork and interpretive signage.

**f25-m10**

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**945 Madison Avenue - (Former) Whitney Museum of American Art**

**LP-2685** - Block 1389 - Lot 50 - **Zoning:**

**ITEM PROPOSED FOR PUBLIC HEARING**

A Brutalist-style Museum building designed by Marcel Breuer and Associates and built between 1964 and 1966.

**945 Madison Avenue - (Former) Whitney Museum of American Art Interior****LP-2686** - Block 1389 - Lot 50 - **Zoning:****ITEM PROPOSED FOR PUBLIC HEARING**

The interior of the (Former) Whitney Museum, a Brutalist-style building designed by Marcel Breuer and Associates and built between 1964 and 1966, consisting of portions of the lower level facing Madison Avenue; the first-floor lobby, coat check, and entrance vestibule; and the main stairwell from the lower level through the fifth floor, which may include, but is not limited to the floor surfaces, wall surfaces, ceiling surfaces, lighting fixtures and attached furnishings.

**f25-m10****PROCUREMENT POLICY BOARD****■ MEETING**

The Procurement Policy Board (PPB) will hold a public meeting on Thursday, March 6, 2025, at 4:00 P.M. at 255 Greenwich Street, 9<sup>th</sup> Floor, New York, NY 10007. For more information, please contact the Mayor's Office of Contract Services at [ppb@mocs.nyc.gov](mailto:ppb@mocs.nyc.gov).

**NOTE:** For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Disability Service Facilitator via e-mail at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at (212) 298-0800. Please notify the Disability Service in advance of the meeting to ensure availability.

Accessibility questions: [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov), by: Tuesday, March 4, 2025, 12:00 P.M.

**m3-6****TRANSPORTATION****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN, PURSUANT TO LAW,** that the following proposed revocable consent has been scheduled for a public hearing by the New York City Department of Transportation. A draft copy of the revocable consent agreement(s) may be obtained at no cost by submitting a request at [diningoutnyc.info/requestcopy](http://diningoutnyc.info/requestcopy)

**The public hearing will be held remotely via Zoom, commencing on 3/26/2025, at 11:00 A.M., on the following petition for revocable consent:**

*To join the hearing via your browser either click on the following URL link or copy and paste it into your browser's address bar.*

*Join Zoom Meeting: [zoom.us/j/91467302621](https://zoom.us/j/91467302621)*

*Meeting ID: 91467302621*

*To join the hearing only by phone, use the following information to connect:*

*Phone: +1-929-205-6099*

*Meeting ID: 914 6730 2621*

1. TRADITA CORP (CKA KA QELLU) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 2321 HUGHES AVE in the borough of Bronx.
2. RUBY'S MIDTOWN, LLC (RUBY'S CAFE) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 442 3RD AVE in the borough of Manhattan.
3. KARIZMA LOUNGE CORP (KARIZMA LOUNGE) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 244 E 51ST ST in the borough of Manhattan.
4. HALSEY & LEWIS LLC (BLACK STAR VINYL) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 480 MADISON ST in the borough of Brooklyn.

5. CINDY LIN-ABCEDE (Urban Backyard) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 180 MULBERRY ST in the borough of Manhattan.
6. BOOK CLUB BAR, LLC (BOOK CLUB) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 197 E 3RD ST in the borough of Manhattan.
7. Angelo's Pizza 1697 Inc. (Angelo's Pizza) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1697 BROADWAY in the borough of Manhattan.
8. 12 CHAIRS BYN LLC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 12 CHAIRS BYN LLC in the borough of Brooklyn.
9. VESELKA ENTERPRISES, LTD. (VESELKA RESTAURANT) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 144 SECOND AVENUE in the borough of Manhattan.
10. NF CELLAR INC (CELLAR 36) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 36 MARKET ST in the borough of Manhattan.
11. MADRE HOSPITALITY, INC. to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 214 FRANKLIN ST in the borough of Brooklyn.
12. LAPIZZA SHOP, INC. (96 TEARS) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 110 AVENUE A in the borough of Manhattan.
13. KINGS PALACE NYC LLC (CERVO'S) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 43 CANAL ST in the borough of Manhattan.
14. Dim Sum Palace Inc (Dim Sum Palace) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 334 W 46TH ST in the borough of Manhattan.
15. BUSHWICK ICE HOUSE LLC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 35 INGRAHAM ST in the borough of Brooklyn.
16. ALADDIN AND PRINCESS ZALABIA INC (MADAME SOU SOU CAFE) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 3105 33RD ST in the borough of Queens.
17. TOZZER, LTD. (NIAGARA / LOVERS OF TODAY/ 96 TEARS) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 112 AVENUE A in the borough of Manhattan.
18. STANLEY AVE TACOS LLC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 521 STANLEY AVE in the borough of Brooklyn.
19. PERMSUB INC (RYNN RESTAURANT AND BAR) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 309 E 5TH ST, NEW YORK, NY 10003 in the borough of Manhattan.
20. FERRARA BAKERY & CAFE INC (FERRARA'S) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 195 GRAND STREET in the borough of Manhattan.
21. DONATO'S PIZZERIA RESTAURANT, CORP (DONATO'S PIZZERIA RESTAURANT) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 4414 48TH AVE in the borough of Queens.
22. BEER LLC (THE AVENUE) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed



revocable consent is for a term of four years adjacent to 7122 MYRTLE AVENUE in the borough of Queens.

23. BAGELOGY INC (BAGEL POINT) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 87 NORMAN AVE in the borough of Brooklyn.
24. ANTIOCHIA GRILL, INC. (Oba Grill) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 7035 AUSTIN ST, FOREST HILLS, NY 11375 in the borough of Queens.
25. 1465 CDM, INC (THE GRAFTON PUBLIC HOUSE) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 126 1 AVENUE in the borough of Manhattan.
26. TOKANA CAFE BAR RESTORANT INC (Little Rascal) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 163 ELIZABETH STREET in the borough of Manhattan.
27. SABOR LATINO I, CORP. (SABOR LATINO RESTAURANT) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 9535 40 ROAD, ELMHURST, NY 11373 in the borough of Queens.
28. ORIGINALBEEBEAVE, LLC (DK Public) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 3840 29TH ST, LONG ISLAND CITY, NY 11101 in the borough of Queens.
29. NATALEX REST. INC/BURRITO LOCO (Burrito Loco) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 166 WEST 4 STREET in the borough of Manhattan.
30. LA TUNA INC. (La Tuna Restaurant) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 68 VAN RIPER ST in the borough of Staten Island.
31. EVIR CORP (SAN MARZANO) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 117 2 AVENUE in the borough of Manhattan.
32. COOLJAG CORP. (THE SKILLMAN) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 4520 SKILLMAN AVE in the borough of Queens.
33. BOWERY F & B, LLC (GEMMA) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 4 EAST 3 STREET in the borough of Manhattan.
34. BONI RESTAURANT LLC (BONI & MOTT) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 238 MOTT ST in the borough of Manhattan.
35. SONO LEGIT NY LLC (SEAPORT HOTEL) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 33 PECK SLIP in the borough of Manhattan.
36. San Matteo Pizzeria E Cucina to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1559 2ND AVE in the borough of Manhattan.
37. MACOLETTA II LLC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 56 N 9TH ST, BROOKLYN, NY 11249 in the borough of Brooklyn.
38. Lusardi's Restaurant to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1494 SECOND AVE in the borough of Manhattan.

39. Cafe Du Soleil to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 245 WEST 104 ST in the borough of Manhattan.

☛ m3

## PROPERTY DISPOSITION

*The City of New York in partnership with PublicSurplus.com posts online auctions. All auctions are open to the public.*

Registration is free and new auctions are added daily. To review auctions or register visit <https://publicsurplus.com>

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ NOTICE

#### ONLINE PUBLIC LEASE AUCTION OF CERTAIN NEW YORK CITY REAL PROPERTIES

PUBLIC NOTICE IS HEREBY GIVEN THAT the Department of Citywide Administrative Services, Real Estate Services (DCAS) will be conducting online public lease auctions for the below listed parcels in accordance with Section 384 of the New York City Charter. Online bids will be accepted via the DCAS auction webpage at [nyc.gov/auctions](https://nyc.gov/auctions) from Tuesday March 4, 2025 at 9:00 A.M. until Monday, March 10, 2025 at 9:00 P.M. The apparent highest bidders will be identified on Tuesday, March 11, 2025 and such bids will be subject to a due diligence process. Auction results will also be posted on the DCAS auction webpage at [nyc.gov/auctions](https://nyc.gov/auctions). The City intends to award bids to the highest eligible bidders.

The auctions will be conducted in accordance with Terms and Conditions, together with any Special Terms and Conditions, if any, pertinent to specific parcels. For each parcel, Terms and Conditions, any Special Terms and Conditions, and inspection times are available on the DCAS auction webpage at [nyc.gov/auctions](https://nyc.gov/auctions). For further information, or in the event potential bidders do not have access to a computer and would like to make arrangements to utilize a computer at DCAS' office located at 1 Centre Street, Manhattan for online bid submissions, please contact Nina Crespo at 1-212-386-0622 or [ncrespo@dcas.nyc.gov](mailto:ncrespo@dcas.nyc.gov).

#### 3 Parcels

PREMISES ADDRESS:	8509 Fifth Avenue
LOCATION:	East side of Fifth Avenue; entrance is approximately 120 feet north of the southwest corner of the building at 5 <sup>th</sup> Avenue and 86 <sup>th</sup> Street.
BOROUGH:	Brooklyn
BLOCK:	6036
LOT:	Part of Lot 1
MINIMUM MONTHLY BID:	\$10,083
PREMISES ADDRESS:	8511 Fifth Avenue
LOCATION:	East side of Fifth Avenue; entrance is approximately 54 feet north of the southwest corner of the building at 5 <sup>th</sup> Avenue and 86 <sup>th</sup> Street.
BOROUGH:	Brooklyn
BLOCK:	6036
LOT:	Part of Lot 1
MINIMUM MONTHLY BID:	\$14,083
PREMISES ADDRESS:	8515 Fifth Avenue
LOCATION:	East side of Fifth Avenue; entrance is approximately 15 feet north of the southwest corner of the building at 5 <sup>th</sup> Avenue and 86 <sup>th</sup> Street.



BOROUGH: Brooklyn  
 BLOCK: 6036  
 LOT: Part of Lot 1  
 MINIMUM MONTHLY BID: \$20,000

ja21-m10

## PROCUREMENT

### *"Compete To Win" More Contracts!*

*Thanks to a new City initiative - "Compete To Win" - the NYC Department of Small Business Services offers a new set of FREE services to help create more opportunities for minority and Women-Owned Businesses to compete, connect and grow their business with the City. With NYC Construction Loan, Technical Assistance, NYC Construction Mentorship, Bond Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.*

- Win More Contracts, at [nyc.gov/competetowin](https://nyc.gov/competetowin)

*"The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed, to the City's prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence."*

### HHS ACCELERATOR PREQUALIFICATION

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York ("PPB Rules"), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City's PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browser\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browser_public)

All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www.nyc.gov/site/mocs/hhsa/hhs-accelerator-guides.page>

## CITY UNIVERSITY

### FACILITIES PLANNING, CONSTRUCTION AND MANAGEMENT

#### ■ SOLICITATION

*Construction / Construction Services*

**CMB -08 CITY COLLEGE OF NEW YORK NORTH ACADEMIC CENTER (NAC) CORRIDOR FIRE DOOR PROJECT -**  
 Competitive Sealed Bids - PIN# CITY-CUCF-08-22-CMB-08 - Due 4-9-25 at 1:00 P.M.

Bids are being solicited on behalf of the City University Construction Fund (CUCF) by Armand Corporation for the replacement of the corridor fire doors and revisions of the existing fire alarm system for the City College of New York NAC Corridor Fire Door Project located

at 160 Convent Avenue, New York, NY 10031. The scope of the construction work includes the replacement of the corridor fire doors, associated door hardware, revisions of the existing fire alarm system, and magnetic/electric door holder system in the project plans drawn by Andrew Bartle Architects, P.C. (ABA Studio). Bidders are directed to review the contract documents for the complete scope of work. The work is being bid on as a single prime General Construction contract with an expected cost of \$2,500,000. Bid Documents will be available **March 3, 2025 at 3:00 P.M. through BuildingConnected**. Prospective bidders are instructed to contact the designated contact person via e-mail for access to BuildingConnected. Bidders requesting access to BuildingConnected will receive a unique e-mail generated from BuildingConnected specific to this bid. Any issues pertaining to accessing bid documents or BuildingConnected should be directed to the contact person designated below: Contact Person: Ali Azad, Armand Corporation, 141 West 36th Street, New York, NY 10018, Telephone: (917) 279-3690, E-Mail: [aazad@armandcorp.com](mailto:aazad@armandcorp.com). A site visit and pre-bid conference has been scheduled for **March 17, 2025 at 10:00 A.M.** Attendance by any potential bidders, subcontractors and suppliers are strongly encouraged. All attendees are to meet in the lobby of the North Academic Center located at the City College of New York, 160 Convent Avenue New York, NY 10031. All pre-bid questions must be in writing and must be received in writing via email to Ali Azad at [aazad@armandcorp.com](mailto:aazad@armandcorp.com) and [ccCMContract@armandcorp.com](mailto:ccCMContract@armandcorp.com) no later than **March 26, 2025 at 3:00 P.M.** Any questions or requests for clarification received after this time and date will not be accepted. The Bidder shall have been in business under the present company name for a minimum of five (5) years. The Bidder and one or more of its principals shall have satisfactorily completed three (3) projects of similar size, scope and complexity with at least one (1) such project being completed within the last ten (10) years. One of the three (3) projects shall have been completed within an occupied facility. Bidder will staff the project with a Project Manager and Superintendent meeting the experience requirements of the bid documents. Bidder shall exhibit strong business integrity and possess the financial resources to complete a project of this size. The Bidder shall not be permitted to subcontract work totaling an amount more than 75 percent of the total bid amount. The Minority and Women Owned Business Enterprise (M/WBE) and Service-Disabled Veterans Owned Business (SDVOB) goals for this project are 18 percent for MBE, 12 percent for WBE and 6 percent for SDVOB. All work is being performed under a Project Labor Agreement and the bidder will be required to assent to the terms of a Project Labor Agreement.

**All Bids shall be delivered electronically through BuildingConnected and received no later than April 9, 2025, at 1 P.M. Late bids will not be accepted.**

Pursuant to State Finance Law § 139-j and § 139-k, this solicitation includes and imposes certain restrictions on communications between CUCF and a Proposer during the procurement process. A Proposer is restricted from making contacts from the earliest posting on the CUNY Builds, the City Record, or the New York State Contract Reporter websites of its intent to solicit offers/bids/proposals through final award and approval of Procurement Contract(s) by CUCF/CUNY and, if applicable, the Office of the State Comptroller ("restricted period") to other than Designated Contact(s) unless it is a contact that is included among certain statutory exceptions set forth in State Finance Law § 139-j(3)(a). Designated Contact(s), as of the date hereof, are identified in Section I.C. above. CUCF/CUNY employees are also required to obtain certain information when contacted during the restricted period and to make a determination of the responsibility of the Proposer pursuant to State Finance Law§139-j and §139-k. Certain findings of non-responsibility can result in rejection for Contract award and, in the event of two findings within a four-year period, the Proposer is debarred from obtaining governmental Procurement Contracts for four years. Further information about these requirements can be found on the New York State Office of General Services (OGS) website at: <https://www.ogs.ny.gov/acpl/>. Any problems receiving the Bid Documents should be reported to [cuny.builds@cuny.edu](mailto:cuny.builds@cuny.edu). All other questions and communications must be directed to Armand Corporation to the designated Armand Corporation contact person. This project is governed by the NYS Procurement Lobby Act set forth in State Finance Law Sections 139-j and 139-k.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*

*City University, Armand Corporation, 141 West 36th Street, New York, NY 10018. Ali Azad (917) 279-3690; [aazad@armandcorp.com](mailto:aazad@armandcorp.com)*

## CITYWIDE ADMINISTRATIVE SERVICES

### CITYWIDE EQUITY & INCLUSION

#### ■ AWARD

*Services (other than human services)*

**EEO INVESTIGATIONS TRAINING** - Other - PIN# 85625U0020001 - AMT: \$12,000.00 - TO: Synergie Consulting LLC, 6704 Osborne Hill Dr, Upper Marlboro, MD 20772.

2 open enrollment sessions of "Intersectionality in EEO investigations" a training designed for EEO officers.

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## EDUCATION

### CENTRAL OFFICE

#### ■ AWARD

*Human Services/Client Services*

**FY25 COMMUNITY SCHOOL SERVICES - R1191** - Renewal - PIN# 04020I0001065R001 - AMT: \$1,673,704.00 - TO: City Year Inc, 287 Columbus Avenue, Boston, MA 02116-5114.

The New York City Department of Education (DOE) is seeking qualified community-based organizations (Lead CBOs) to work with schools to implement the community school strategy in approximately 165 DOE schools ranging from elementary, middle, and high schools. Robust school and community partnerships will create supportive school environments and coordinate personalized social, emotional, and academic supports that are responsive to identified needs and build on the strengths of students, families, and communities. While there may be multiple partners working in DOE schools, the Lead CBO coordinates all partners and aligns services with the DOE school's goals.

The DOE recommends the use a new award selection method for this RFP to be released through PASSPort, the City's digital Procurement and Sourcing Solutions Portal. This new method will allow for principals or his or her authorized representative, as well as at least two additional representatives from the School Leadership Team (SLT) to make an award selection (subject to a responsibility determination) after all proposals have been evaluated by a committee, following Section 3-03(i)(1) of the PPP rules.

✦ m3

**FY25 COMMUNITY SCHOOL SERVICES - R1191** - Renewal - PIN# 04020I0001097R001 - AMT: \$1,755,379.00 - TO: Fordham University, 441 East Fordham Road, Bronx, NY 10458.

The New York City Department of Education (DOE) is seeking qualified community-based organizations (Lead CBOs) to work with schools to implement the community school strategy in approximately 165 DOE schools ranging from elementary, middle, and high schools. Robust school and community partnerships will create supportive school environments and coordinate personalized social, emotional, and academic supports that are responsive to identified needs and build on the strengths of students, families, and communities. While there may be multiple partners working in DOE schools, the Lead CBO coordinates all partners and aligns services with the DOE school's goals.

The DOE recommends the use a new award selection method for this RFP to be released through PASSPort, the City's digital Procurement and Sourcing Solutions Portal. This new method will allow for principals or his or her authorized representative, as well as at least two additional representatives from the School Leadership Team (SLT) to make an award selection (subject to a responsibility determination) after all proposals have been evaluated by a committee, following Section 3-03(i)(1) of the PPP rules.

✦ m3

## ENVIRONMENTAL PROTECTION

### WASTEWATER TREATMENT

#### ■ AWARD

*Goods*

**BWT SMITH & LOVELESS ROTATING ASSEMBLY PUMP - 5030696X** - M/WBE Noncompetitive Small Purchase - PIN#

82625W0064001 - AMT: \$49,269.00 - TO: Portland Williams LLC, 75 N Central Ave, Ste 105, Elmsford, NY 10523-2537.

✦ m3

## HOUSING AUTHORITY

### ■ VENDOR LIST

*Services (other than human services)*

### LEASING OPPORTUNITIES FOR NYCHA LAUNDRY ROOMS

The New York City Housing Authority (NYCHA) seeks laundry service vendors to lease and operate NYCHA building-based laundry rooms. With over 50 NYCHA laundry facilities across the five boroughs, this is an excellent opportunity for laundry vendors to expand their operations while serving a pre-established clientele of NYCHA residents. NYCHA laundry rooms vary in size, with some rooms holding a few machines and others holding over two dozen.

Interested parties should review NYCHA's Laundry Room Leasing website (<https://www.nyc.gov/site/nycha/business/laundryleasing.page>) for more information on the Laundry Room Operator application process and a listing of current laundry facility availabilities. Applications will be submitted to NYCHA via email or mail as outlined in the application form found on the Laundry Room Leasing website.

Please note: Applications are accepted on a rolling basis until rooms are filled. Interested parties may also indicate general interest using the Laundry Room Leasing website. The submission of an application does not guarantee a leasing agreement.

Address to Submit Documents/Forms

New York City Housing Authority  
Department of Management and Planning  
90 Church Street, 5th Floor  
New York, NY 10007  
Attn: Andrew Faubel

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Housing Authority, 90 Church Street, 5th Floor, New York, NY 10007.  
Laundry Rooms; [laundry@nycha.nyc.gov](mailto:laundry@nycha.nyc.gov)

f25-m3

## PROCUREMENT

### ■ VENDOR LIST

*Goods and Services*

### PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES

NYCHA is currently accepting applications for Pre-Qualified List (PQL) program for various trades. A PQL is a tool that NYCHA will use to qualify vendors and contract goods or services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish contracting opportunities, and the PQL will predominantly be used to procure goods or services for those contracts. Vendors who apply to those bids must pre-qualify according to specific criteria, and vendors who are admitted to the PQL can bid on contracts.

Currently NYCHA has established twelve (12) PQL lists for the Closed-Circuit Television (CCTV), Carpentry, Maintenance Painting, Lead Based Paint, (Assessment and Abatement, Inspection and Assessment & Lab Analysis), Plumbing, Electrical, Asbestos Abatement, Asbestos Investigations/Air Monitoring, Janitorial and Debris Removal, Elevator, & V/C Floor Tile.

All vendors interested in NYCHA's PQLs must follow two (2) important steps:

First, vendors must prepare and submit applications to the PQL: To pre-qualify, vendors must meet the minimum requirements listed on the Request for Qualification of the select PQL. Applications will be evaluated by NYCHA on a rolling basis.

Second, vendors who are admitted to the PQL can then bid on solicitations for services on the PQL: Vendors must bid on each contract award, as these are not guaranteed.

For more information regarding PQLs and to obtain applications, please visit NYCHA's website at: <https://www.nyc.gov/site/nycha/business/nycha-pql.page>.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Housing Authority, 90 Church Street, New York, NY 10007.  
(212) 306-3000; PQL@nycha.nyc.gov

✦ m3

## HOUSING PRESERVATION AND DEVELOPMENT

### ENS CONSTRUCTION

#### ■ AWARD

*Construction/Construction Services*

**EMERGENCY DEMOLITION 884 HERKIMER ST BK** -  
Emergency Purchase - PIN# 80625E0033001 - AMT: \$324,444.00 -  
TO: Russo Development Enterprises Inc., 67 East Avenue, Lawrence,  
NY 11559-1003.

✦ m3

## HUMAN RESOURCES ADMINISTRATION

#### ■ AWARD

*Human Services/Client Services*

**ADVOCATE PROGRAM FOR CRIME VICTIMS** - Negotiated  
Acquisition/Pre-Qualified List - Other - PIN# 06924N0064001 - AMT:  
\$24,541,346.00 - TO: Safe Horizon Inc., 2 Lafayette Street, 3rd Floor,  
New York, NY 10007.

Human Resources Administration (HRA) Office of Emergency  
Intervention Services (EIS) and The Mayor's Office to End Domestic  
and Gender-Based Violence (ENDGBV) are requesting a Negotiated  
Acquisition with the incumbent vendor, Safe Horizon, to extend the  
contract for the Crime Victims Advocate Program (CVAP) by 18 months  
and 15 days. The current Mayor's Office of Criminal Justice contract  
(CT1-002-20228804939) expires on June 15, 2024. Due to restructuring  
within MOCJ, ENDGBV contracts have moved to the Department of  
Social Services.

CVAP places Domestic Violence Victim Advocates, Crime Victim  
Advocates, and Sexual Assault Advocates in NYPD Precincts Police  
Services Areas (PSA) and Special Victims Divisions (SVD) located in  
the Manhattan Special Victims (SVS) Squad and the Bronx SVS.

This NA will ensure continuity of vital CVAP services to have sufficient  
time to create a restructured CVAP solicitation that is responsive to the  
needs of crime victims. The total contract amount is \$24,541,345.88,  
including the 25% Allowance.

Under this NA the incumbent vendor will continue to provide very  
critical CVAP services to have sufficient time to create a restructured  
CVAP solicitation that is responsive to the needs of crime victims.  
Procurement and award are in accordance with PPB Rule Section  
3-04(b)(2)(i)(D) for the reason set herein.

✦ m3

## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### DEPUTY COMMISSIONER MANAGEMENT AND BUDGET

#### ■ AWARD

*Services (other than human services)*

**MYCITY - NYC.GOV RELEASE 1.0 PROFESSIONAL  
SERVICES\_REQ 20250640223** - M/WBE Noncompetitive Small  
Purchase - PIN# 85825W0043001 - AMT: \$997,920.00 - TO: Visionaryz  
Inc, 111 Broadway, Suite 800, New York, NY 10006.

✦ m3

## PARKS AND RECREATION

#### ■ AWARD

*Services (other than human services)*

**NOTICE OF AWARD OF LICENSE AGREEMENT #B223I-O  
("LICENSE") FOR THE DEVELOPMENT, OPERATION, AND  
MAINTENANCE OF A TEMPORARY SPORTS/RECREATIONAL  
CONCESSION AT ANCHORAGE PLAZA, BROOKLYN** -  
Competitive Sealed Proposals - PIN# B223I-O - AMT: \$1,054,297.00 -  
TO: CityPickle Brooklyn Bridge LLC, 15 East 26th Street, Apartment  
17A, New York, NY 10010.

The City of New York Department of Parks & Recreation ("Parks") has  
awarded a concession to CityPickle Brooklyn Bridge LLC, 15 East 26th  
Street, Apt 17A, New York NY 10010, for the Development, Operation,  
and Maintenance of a temporary sports/recreational concession at  
Anchorage Plaza, Brooklyn. The concession, which was solicited by a  
Request for Proposals, will operate pursuant to a License for one (1)  
three (3) year term with up to three (3) additional one (1) year terms,  
exercisable at Parks' sole discretion. Compensation to the City will be  
as follows:

Licensee shall pay to the City license fees as below:

Year 1 - \$155,000  
Year 2 - \$162,750  
Year 3 - \$170,888  
Option Year 1 - \$179,432  
Option Year 2 - \$188,403  
Option Year 3 - \$197,824

✦ m3

### CAPITAL PROGRAM MANAGEMENT

#### ■ AWARD

*Construction/Construction Services*

**M304-122M: WEST 186TH STREET BASKETBALL COURT  
RECONSTRUCTION, MANHATTAN** - Competitive Sealed Bids/  
Pre-Qualified List - PIN# 84624B0126001 - AMT: \$1,650,976.00 - TO:  
Perkan Concrete Corp, 145-18 Liberty Avenue, Jamaica, NY 11435.

✦ m3

### REVENUE

#### ■ SOLICITATION

*Goods and Services*

**REQUEST FOR PROPOSALS FOR THE RENOVATION,  
OPERATION, AND MAINTENANCE OF SNACK BARS WITH  
OPTIONS FOR MOBILE FOOD UNITS AT VERDI SQUARE,  
MANHATTAN; FIRST PARK, MANHATTAN; AND WEST 3RD  
STREET AND 6TH AVENUE, MANHATTAN** - Competitive Sealed  
Proposals - Judgment required in evaluating proposals - Due 4-4-25 at  
2:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of  
New York, the New York City Department of Parks and Recreation  
("Parks") is issuing, as of the date of this notice, a significant Request  
for Proposals (RFP) for the Renovation, Operation, and Maintenance of  
Snack Bars with Options for Mobile Food Units at Verdi Square,  
Manhattan; First Park, Manhattan; and West 3rd Street and 6th  
Avenue, Manhattan (Solicitation Nos. M94-SB; M124-SB; & M125-SB).

There will be a recommended remote proposer meeting on Tuesday,  
March 4, 2025, at 12:00 P.M. If you are considering responding to this  
RFP, please make every effort to attend this recommended remote  
proposer meeting. The link for this meeting is as follows:

The link for this remote site meeting is as follows:

[https://teams.microsoft.com/join/19%3ameeting\\_MDlhODM0OTltOThhMy00ZThlLTk4MjAtZTNmMDhkMzA1ZW10%40thread.v2/0?context=%7b%22Tid%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22Oid%22%3a%22e00b9d94-6eed-47f7-97f7-61b320e5435e%22%7d](https://teams.microsoft.com/join/19%3ameeting_MDlhODM0OTltOThhMy00ZThlLTk4MjAtZTNmMDhkMzA1ZW10%40thread.v2/0?context=%7b%22Tid%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22Oid%22%3a%22e00b9d94-6eed-47f7-97f7-61b320e5435e%22%7d)

Meeting ID: 258 535 440 715  
Passcode: mh7rV32w

Or call in (audio only)

1-646-893-7101

Phone Conference ID: 246440610#

Subject to availability and by appointment only, we may set up a meeting at the proposed concession sites.

All proposals submitted in response to this RFP must be submitted no later than Friday, April 4, 2025, at 2:00 P.M.

Hard copies of the RFP can be obtained at no cost, through Friday, April 4, 2025, by contacting Lindsay Schott, Senior Project Manager at (212) 360-3405 or at [Lindsay.Schott@parks.nyc.gov](mailto:Lindsay.Schott@parks.nyc.gov).

The RFP is also available for download, through Friday, April 4, 2025, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities> and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Lindsay Schott, Senior Project Manager, at (212) 360-3405 or at [Lindsay.Schott@parks.nyc.gov](mailto:Lindsay.Schott@parks.nyc.gov).

**Deaf, hard-of-hearing, deaf-blind, speech-disabled, or late-deafened people who use text telephones (TTYs) or voice carry-over (VCO) phones can dial 711 to reach a free relay service, where specially trained operators will relay a conversation between a TTY/VCO user and a standard telephone user.**

**Alternatively, a message can be left on the Telecommunications Device for the Deaf (TDD). The TDD number is 212-New York (212-639-9675).**

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

*Parks and Recreation, 830 Fifth Avenue, Room 407, New York, NY 10065. Lindsay Schott (212) 360-3405; [Lindsay.Schott@parks.nyc.gov](mailto:Lindsay.Schott@parks.nyc.gov)*

**f28-m13**

## REVENUE AND CONCESSIONS

### ■ SOLICITATION

*Services (other than human services)*

**NOTICE OF INTENT TO ENTER INTO NEGOTIATIONS FOR THE OPERATION AND MAINTENANCE OF A HIGH-QUALITY FOOD STAND AND OUTDOOR CAFE AT MADISON SQUARE PARK** - Negotiated Acquisition - PIN#M52-SB - Due 3-13-25 at 3:00 P.M.

In accordance with Section 1-14 of the Concession Rules of the City of New York ("Concession Rules"), the New York City Department of Parks and Recreation ("Parks") intends to enter into a negotiated concession for a license agreement for the operation and maintenance of a high quality food stand and outdoor cafe at Madison Square Park.

The concession will have a term not to exceed one (1) year with up to two (2) one (1)-year renewal options. With the current license agreement scheduled to expire on November 27, 2025, this new term is anticipated to begin immediately thereafter. The concession will be operated pursuant to a license issued by Parks; no leasehold or other proprietary right will be offered.

With regard to license fees resulting from this agreement, pursuant to an agreement between the Madison Square Park Conservancy (MSPC) and Parks dated May 6, 2013, which provides for payment to MSPC of 100% of the annual concession fees otherwise due to the City in order to provide support to Madison Square Park and Worth Square, the selected licensee shall make the license fee payments set forth in the agreement directly to MSPC. Pursuant to the agreement between MSPC and Parks, MSPC receives no operating funds from the City and is fully responsible for raising the park's operating budget and maintaining and programming the park without City staff or financial support, other than the annual concession fees referenced above.

At this time, it is neither practicable nor advantageous to award this concession by competitive sealed proposals or competitive sealed bids due to ongoing conditions at Madison Square Park which would restrict the number of years that could presently be offered as a concession term.

MSPC is in the process of initiating a master plan for the southern end of Madison Square Park. This is necessitated by flooding conditions under the current concession structure and overall water conditions in this section of the park. While that plan is developed, it is yet to be determined if the master planning will impact any elements of the concession, including its current footprint. NYC Parks cannot issue a competitive solicitation for a concession term of significant length when questions surrounding the concession's footprint are not yet determined.

Until questions related to the master planning are answered that would inform the length of a term that can be offered, it is in the best interest of the City to seek a negotiated short-term concession. Without one, the current concession will expire and the facility will remain vacant since Parks does not have the capability or the resources to operate, maintain or secure the facility. Service to the public will be interrupted and significant revenue will be lost in concession fees.

This negotiated concession is meant to act as a short-term solution to bridge the gap until a new competitive RFP solicitation, evaluation, and award process have concluded and to allow time for the finalization of the scope of the master plan before the start of any longer term concession.

For all of these reasons, it is in the best interest of the City to pursue a negotiated concession for this facility.

Potential concessionaires that would like to express interest in the proposed concession and/or obtain additional information concerning the concession may contact Phil Abramson, Director of Concessions Communications for NYC Parks, at (212) 360-3426 or via e-mail at [Phil.Abramson@parks.nyc.gov](mailto:Phil.Abramson@parks.nyc.gov) by March 13, 2025 at 3:00 P.M. Thereafter, there will be a process for submission of proposals. Parks will evaluate the proposals on the bases of proposed capital investments; operating experience and financial capability; planned operations; fee offer; and integrated sustainability. The award of this concession is anticipated to be conditioned upon the successful completion of PASSPort (the Procurement and Sourcing Solutions Portal) Questionnaires and review of that information by the Department of Investigation. In addition, any person or entity with at least a 10% ownership interest in the submitting vendor (including a parent company), may be required to complete PASSPort Questionnaires (Principal Questionnaire for any person and Vendor Questionnaire for any entity with at least a 10% ownership interest in the submitting vendor).

This concession has been determined not to be a major concession as defined by Chapter 7 of the Rules of the City Planning Commission. Please note that the concession award is subject to applicable provisions of federal, State, and local laws and executive orders requiring affirmative action and equal employment opportunity. The New York City Comptroller is charged with the audit of concession agreements in New York City. Any person or entity who believes that there has been unfairness, favoritism or impropriety in the proposal process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

Please address any questions and/or correspondence relating to the potential concession award to Phil Abramson, Director of Concessions Communications for NYC Parks, at (212) 360-3426 or via e-mail at [Phil.Abramson@parks.nyc.gov](mailto:Phil.Abramson@parks.nyc.gov) (Office of the Concessions Division, City of New York Parks, The Arsenal-Central Park, 830 Fifth Avenue- Room 407, New York, NY 10065).

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

*Parks and Recreation, The Arsenal, 830 Fifth Avenue, Room 407, New York, NY 10065. Phil Abramson (212) 360-3426; [phil.abramson@parks.nyc.gov](mailto:phil.abramson@parks.nyc.gov)*

**f27-m5**

## SANITATION

### SUPPORT SERVICES

#### ■ AWARD

*Goods*

**MITSUBISHI REPLACEMENT PARTS** - M/WBE Noncompetitive Small Purchase - PIN# 82725W0019001 - AMT: \$500,000.00 - TO: DTM Parts Supply Inc, P.O. Box 211, Mt Vernon, NY 10552.

**• m3**

## TRANSPORTATION

### ■ SOLICITATION

*Goods and Services*

**CONCESSION AT CAFÉ BUILDING AND KIOSK 2 AT FORDHAM PLAZA IN THE BOROUGH OF THE BRONX, SOLICITATION NUMBER: 84125BXAD680** - Request for Proposals - PIN# 2222 - Due 4-8-25 at 5:00 P.M.

**REQUEST FOR PROPOSALS (RFP)**

The City of New York ("City") through its Department of Transportation ("DOT") is seeking a concessionaire for the development, operation, and maintenance of a food, beverage and/or merchandise concession at the Café Building ("Café Building") and—Small Kiosk, Middle ("Kiosk 2") at Fordham Plaza located at Fordham Road, Third Avenue and East 189th Street in the Borough of the Bronx ("Fordham Plaza" or "Plaza").

**TERM**

DOT is seeking a concessionaire for one (1) ten-year term with two (2) five-year renewal options, exercisable at DOT's sole discretion. No longer term will be considered. This concession will be operated pursuant to a license agreement issued by DOT; no leasehold or other proprietary right is offered.

**PROJECT MANAGER**

The Project Manager for this concession is Will Godovskiy. All RFP questions and/or inquiries should be directed to him. He may be reached at:

**Email:** [vgodovskiy@dot.nyc.gov](mailto:vgodovskiy@dot.nyc.gov)

**Phone:** (212) 839-6970

**Fax:** (212) 839-9895

**RFP TIMETABLE**

The following schedule has been established for this RFP:

**RFP Release Date:** February 26, 2025

**Recommended Proposer**

**Site Tour:** March 12, 2025 at 11:00 A.M.

**Recommended Proposer Virtual**

**Meeting:** (Morning) March 13, 2025 at 10:00 A.M.  
(Evening) March 18, 2025 at 6:00 P.M.

**Proposals Due:** April 11, 2025 at 2:00 P.M.

**Meetings (if any):** Week of April 21, 2025

Deaf, hard-of-hearing, deaf-blind, speech-disabled, or late-deafened people who use text telephones (TTYs) or voice carry-over (VCO) phones can dial 711 to reach a free relay service, where specially trained operators will relay a conversation between a TTY/VCO user and a standard telephone user.

If you have a physical disability and cannot deliver your proposal to 55 Water Street, please contact the Project Manager at least 48 hours prior to the deadline and alternate arrangements can be made.

**STRONGLY RECOMMENDED PROPOSER SITE TOUR & VIRTUAL MEETINGS**

There will be a strongly recommended on-site tour on March 12, 2025 at 11:00 A.M. and virtual proposer meeting on March 13, 2025 at 10:00 A.M. (morning) and March 18, 2025 at 6:00 P.M. (evening). Proposers can attend either one of the meetings. The on-site proposer site tour will begin with a tour of the Café Building followed by a tour of the kiosk. We will be meeting at Fordham Plaza under the canopy at the Café Building doors in the northeast corner of the plaza near the corner of Fordham Road and Third Avenue.

There will be two opportunities to attend a virtual proposer meeting. The morning session will take place on Zoom on March 13, 2025 at 10:00 A.M. The evening session will take place on Zoom on March 18, 2025 at 6:00 P.M. The Zoom meeting information is as follows:

**Morning:**

Meeting ID: 935 0001 7945  
Passcode: 966082

Link: <https://zoom.us/join/zoom/register/4SPmRpkTTjKPapuYW0xzvW>

**Evening:**

Meeting ID: 958 8665 4895  
Passcode: 472532

Link: <https://zoom.us/join/zoom/register/EGxSJ1TkT5OT6ybuWmvMiQ>

Dial-in number available upon Zoom meeting registration.

If you are considering responding to this RFP, please make every effort to either attend an on-site tour or virtual proposer meeting. DOT will view favorably proposers that attended either the on-site tour or virtual proposer meeting.

**MEETINGS**

The Selection Committee may decide to contact certain proposers with a virtual meeting or over the phone during the week of April 21, 2025. This is the only week meetings will be held. Therefore, it is recommended that proposers be available to meet with the Selection Committee.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Transportation, 55 Water Street, 9th Floor, New York, NY 10038.  
Will Godovskiy (212) 839-6970; [vgodovskiy@dot.nyc.gov](mailto:vgodovskiy@dot.nyc.gov)

**f26-m11**

**CONCESSION AT KIOSK 3 AT FORDHAM PLAZA IN THE BOROUGH OF THE BRONX, SOLICITATION NUMBER:**

**84125BXAD679** - Competitive Sealed Bids - PIN# 3333 - Due 4-8-25 at 2:00 P.M.

**REQUEST FOR PROPOSALS (RFP)**

The City of New York ("City") through its Department of Transportation ("DOT") is seeking a concessionaire for the development, operation, and maintenance of a food, beverage and/or merchandise concession at Kiosk 3—Small Kiosk, North ("Kiosk 3") at Fordham Plaza located at Fordham Road, Third Avenue and East 189th Street in the Borough of the Bronx ("Fordham Plaza" or "Plaza").

**TERM**

DOT is seeking a concessionaire for one (1) five-year term with three (3) five-year renewal options, exercisable at DOT's sole discretion. No longer term will be considered. This concession will be operated pursuant to a license agreement issued by DOT; no leasehold or other proprietary right is offered.

**PROJECT MANAGER**

The Project Manager for this concession is Will Godovskiy. All RFP questions and/or inquiries should be directed to her. He may be reached at:

**Email:** [vgodovskiy@dot.nyc.gov](mailto:vgodovskiy@dot.nyc.gov)

**Phone:** (212) 839-6970

**Fax:** (212) 839-9895

**RFP TIMETABLE**

The following schedule has been established for this RFP:

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**Recommended Proposer**

**Site Tour:** March 12, 2025 at 12:00 P.M.

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**Proposals Due:** April 11, 2025 at 2:00 P.M.

**Meetings (if any):** Week of April 11, 2025

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Passcode: 966082

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**Evening:**

Meeting ID: 958 8665 4895  
Passcode: 472532

Link: <https://zoom.us/join/95886654895>

Dial-in number available upon Zoom meeting registration.

If you are considering responding to this RFP, please make every effort to either attend an on-site tour or virtual proposer meeting. DOT will view favorably proposers that attended either the on-site tour or virtual proposer meeting.

**MEETINGS**

The Selection Committee may decide to meet virtually or by phone with certain proposers on the week of April 21, 2025. This is the only week meetings will be held. Therefore, it is recommended that proposers be available to meet with the Selection Committee.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

Transportation, 55 Water Street, 9th Floor, New York, NY 10038.  
Will Godovskiy (212) 839-6970; [wgodovskiy@dot.nyc.gov](mailto:wgodovskiy@dot.nyc.gov)

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**BRIDGES****■ AWARD**

*Construction Related Services*

**IN PROCESS FABRICATION INSPECTION OF PRECAST AND PRESTRESSED CONCRETE IN THE UNITED STATES - Competitive Sealed Proposals - Other - PIN# 84123P0009001 - AMT: \$3,961,143.00 - TO: Advance Testing Co Inc, 3348 Route 208, Campbell Hall, NY 10916.**

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**CONTRACT AWARD HEARINGS**

**NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT [DISABILITYAFFAIRS@MOCS.NYC.GOV](mailto:DISABILITYAFFAIRS@MOCS.NYC.GOV) OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.**

**CHIEF MEDICAL EXAMINER****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, March 13, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T

Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a Purchase Order/Contract between the Office of Chief Medical Examiner and Cedar Park Group, Inc., located at 2 Lawson Avenue, Suite 11, East Rockaway, NY 11518, to recruit and vet Forensic Anthropology Fellowship Candidates. The Purchase Order/Contract amount is \$250,000.00. The term shall be from September 1, 2024 to June 30, 2027. All CBs, Manhattan. E-PIN #: 81625W0010001A002.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method ("NCSP"), pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

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**CORRECTION****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, March 13, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T

Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Department of Correction and 21TECH LLC, 1330 Broadway, Suite 1530, Oakland, CA 94612, to procure Hexagon Extreme FY 2025- FY2028. The amount of this Purchase Order/Contract will be \$323,482.00. The term shall be from Date of Award to June 30, 2028. CB 1, 3, Queens. E-PIN #: 07225W0036001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method ("NCSP"), pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

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**EMERGENCY MANAGEMENT****■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Monday, March 17, 2025, at 10:30 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone: Teams Meeting ID: 290 138 230 088, Passcode: UL75ro9f or Call-in by Phone: +1 917-933-5932, Access Code: 947 409 781#.

**IN THE MATTER OF** a proposed contract between New York City Emergency Management (NYCEM) and Everbridge, Inc., principal office located at 8300 Boone Blvd. Suite 800, Vienna, VA 22182, for the provision of Critical Event Management (CEM) Platform. The contract amount shall not exceed \$915,000.00. The contract term shall be from July 1, 2024, to June 30, 2027, with two three-year renewal options. CB 2, Brooklyn. E-PIN #: 01724S0002001.

The proposed contractor has been selected by Sole Source Procurement Method, pursuant to Section 3-05 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 10:20 A.M. via Teams or Call-in by Phone: +1 917-933-5932, Access Code: 947 409 781#; Teams Meeting ID: 290 138 230 088, Passcode: UL75ro9f. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: [Procurement@oem.nyc.gov](mailto:Procurement@oem.nyc.gov).

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## FINANCE

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, March 13, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T

Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between the New York City Department of Finance and New York State Industries for the Disabled, Inc. (NYSID), located at 11 Columbia Circle Drive, Albany, NY 12203-5156, to provide Parking Notices and Correspondence Printing and related services, Citywide. The contract amount is not to exceed \$13,659,739.09. The contract term shall be from June 1, 2025 to May 31, 2030. E-PIN #: 83625M0001001.

The proposed contractor has been selected by Required Method of Source Selection (Preferred Source), pursuant to Section 1-02 (d)(1) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## FIRE DEPARTMENT

### ■ PUBLIC HEARINGS

#### THIS PUBLIC HEARING HAS BEEN CANCELED

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Wednesday, March 5, 2025 at 11:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 243 496 726 476, Passcode: JJuveW  
Or Call-in by Phone: 1-646-893-7101, Access Code: 471 296 676#

**IN THE MATTER OF** a Purchase Order between the Fire Department of the City of New York and ENP Environmental Inc., located at 507A W Broadway, Long Beach, NY 11561, to provide Removal, Transport, and Disposal of Contaminated and Hazardous Waste, Citywide. The Purchase Order amount shall be for \$500,000.00. The term of the Purchase Order shall be from the date of Award until the expiration of five (5) consecutive years. E-PIN #: 05725W0042001.

The Vendor has been selected by M/WBE Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 9:55 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 471 296 676#; Teams Meeting ID: 243 496 726 476, Passcode: JJuveW. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: Tetyana.Sydoruk@fdny.nyc.gov or via phone at 1-718-999-2333.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if FDNY does not receive, by March 1, 2025, from any individual, a written request to speak at this hearing, then FDNY need not conduct this hearing. Written notice should be sent to Tetyana Sydoruk FDNY, via email to Tetyana.Sydoruk@fdny.nyc.gov.

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## HOMELESS SERVICES

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, March 13, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T

Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between the Department of Homeless Services of the City of New York and Midway Living, Inc., located at 1028 Dahill Road, Brooklyn, NY 11204, for the provision of Shelter Facilities for Homeless Families with Children in Brooklyn, New York. The contract term shall be from April 1, 2025 to June 30, 2029 with one four-year renewal option from July 1, 2029 to June 30, 2033. The contract amount will be \$52,648,882.00. CB 12, Brooklyn. E-PIN #: 07122P0010045.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from March 3, 2025 to March 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and Holidays. If you need to schedule an inspection appointment and/or need additional information, please call (929) 221-7305 or 6353.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, March 13, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T

Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between New York City Department of Housing Preservation and Development and Bridge Street Development Corporation, 460 Nostrand Avenue, Brooklyn, NY 11216, for the provision of Community Consultant and Housing Preservation Initiatives related services, Citywide. The contract amount shall be \$374,947.50. The contract term shall be from July 1, 2023 to June 30, 2026. E-PIN #: 80624L0125001.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Housing Preservation and Development, 100 Gold Street, 8th Floor, Room 8B-05, New York, NY 10038, on business days, from March 3, 2025 to March 13, 2025, excluding Holidays, from 10:00 A.M. to 4:00 P.M. Contact Ms. Shauntay Cherry, Deputy ACCO, Room 8B-05 at (212) 863-6298.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between New York City Department of Housing Preservation and Development and CAMBA, Inc., 1720 Church Avenue, 2nd Floor, Brooklyn, NY 11226, for the provision of Homeowner Stabilization Program related services, Citywide. The contract amount shall be \$187,500.00. The contract term shall be from July 1, 2023 to June 30, 2026. E-PIN #: 80624L0132001.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Housing Preservation and Development, 100 Gold Street, 8th Floor, Room 8B-05, New York, NY 10038, on business days, from March 3, 2025 to March 13, 2025, excluding Holidays, from 10:00 A.M. to 4:00 P.M. Contact Ms. Shauntay Cherry, Deputy ACCO, Room 8B-05 at (212) 863-6298.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at



least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between New York City Department of Housing Preservation and Development and Margert Community Corporation, 325 Beach 37th Street, Far Rockaway, NY 11691, for the provision of Community Consultant and Housing Preservation Initiatives related services, Citywide. The contract amount shall be \$205,627.50. The contract term shall be from July 1, 2023 to June 30, 2026. E-PIN #: 80624L1251001.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Housing Preservation and Development, 100 Gold Street, 8th Floor, Room 8B-05, New York, NY 10038, on business days, from March 3, 2025 to March 13, 2025, excluding Holidays, from 10:00 A.M. to 4:00 P.M. Contact Ms. Shauntay Cherry, Deputy ACCO, Room 8B-05 at (212) 863-6298.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between New York City Department of Housing Preservation and Development and MET Council Research and Educational Fund, Inc., 470 Vanderbilt Avenue, 9th Floor, Brooklyn, NY 11238, for the provision of Community Consultant and Housing Preservation Initiatives related services, Citywide. The contract amount shall be \$999,375.00. The contract term shall be from July 1, 2023 to June 30, 2026. E-PIN #: 80624L1302001.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Housing Preservation and Development, 100 Gold Street, 8th Floor, Room 8B-05, New York, NY 10038, on business days, from March 3, 2025 to March 13, 2025, excluding Holidays, from 10:00 A.M. to 4:00 P.M. Contact Ms. Shauntay Cherry, Deputy ACCO, Room 8B-05 at (212) 863-6298.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## AGENCY RULES

### HOUSING PRESERVATION AND DEVELOPMENT

#### ■ PUBLIC HEARINGS

#### Notice of Adoption

Notice is hereby given that pursuant to sections 467-m and 485-x of the Real Property Tax Law, and in accordance with sections 1043 and 1802 of the City Charter, the Department of Housing Preservation and Development (HPD) is amending chapter 50 of Title 28 of the Rules of the City of New York to implement the prevailing wage requirements for building service employees for the Affordable Neighborhoods for New Yorkers Tax Incentive Benefits program and for the Affordable Housing from Commercial Conversions Tax Incentive Benefits program, both established by the New York State Legislature in Chapter 56 of the Laws of 2024.

A notice of proposed rulemaking was published in the City Record on December 5, 2024. A public hearing was held on January 10, 2025.

**Commissioner Adolfo Carrion, Jr.**

**March 3, 2025.**

#### Statement of Basis and Purpose

In 2024, the Legislature amended the New York State Real Property Tax Law ("RPTL") to add a new section 467-m, which established the Affordable Housing from Commercial Conversions Tax Incentive Benefits program ("AHCC Program Benefits") to provide real property tax exemptions for the conversions of non-residential buildings, other than a hotel or other class B multiple dwelling, to residential use. AHCC Program Benefits are available to eligible multiple dwellings, as that term is defined at section 467-m(1)(m), that contain six or more dwelling units, where the conversion commenced after December 31, 2022, and on or before June 30, 2031, and completed on or before December 31, 2039. Eligible multiple dwellings must be operated as rental housing to receive AHCC Program Benefits. Also in 2024, the Legislature amended the RPTL by adding a new section 485-x to provide exemptions from real property taxes to housing developments that meet certain affordability thresholds. That legislation created the Affordable Neighborhoods for New Yorkers Tax Incentive Benefits program ("ANNY Program Benefits"). ANNY Program Benefits are available to housing created from the construction of new buildings or certain eligible conversions. ANNY Program Benefits are not available to properties that are used as hotels. To receive ANNY Program Benefits, an eligible multiple dwelling, as that term is defined at section 485-x(1)(r), must contain six or more dwelling units and construction must have started after June 15, 2022, and on or before June 15, 2034, and be completed on or before June 15, 2038.

Both AHCC Program Benefits and ANNY Program Benefits require the payment of prevailing wages to building service employees unless the eligible multiple dwelling contains less than 30 dwelling units. (Sections 467-m and 485-x each define the term "building service employee." The definitions are largely identical.) AHCC Program Benefits exempt eligible multiple dwellings that are created with the substantial assistance of grants, loans or subsidies provided by a federal, state or local governmental agency or instrumentality pursuant to a program for the development of affordable housing. ANNY Program Benefits exempt eligible multiple dwellings in which all of the dwelling units are affordable housing units, as that term is defined at section 485-x(1)(g), and where not less than 50% of such affordable housing units, upon initial rental and upon each subsequent rental following a vacancy, are affordable to and restricted to occupancy by individuals or families whose household income does not exceed 90% of the area median income, adjusted for family size, at the time that such household initially occupies such dwelling unit.

Both AHCC Program Benefits and ANNY Program Benefits require applicants to submit a sworn affidavit with their application certifying they will ensure compliance with the building service employees prevailing wage requirement or are exempt. Any applicant who is not exempt must annually submit a sworn affidavit to the Comptroller certifying that it will ensure compliance with these requirements. Both sections 467-m and 485-x require HPD to publish a list each year of all buildings subject to these requirements.

HPD may revoke both AHCC Program Benefits and ANNY Program Benefits upon three or more violations as determined by the Comptroller within a five-year period. The Comptroller also must notify applicants after the second such violation that a further violation may result in revocation of real property tax exemption benefits and publish a list of all applicants with two violations on its website.

The adopted rules (1) incorporate the building service employee requirements applicable to AHCC Program Benefits and ANNY Program Benefits recipients into the current regulatory framework, (2) specify the sanctions and revocation procedures that are unique to these new programs for violations of the prevailing wage requirements, and (3) articulate the exemptions from the building service employee requirements for AHCC Program Benefits and ANNY Program Benefits recipients.

HPD's authority for these rules is found in sections 1043 and 1802 of the New York City Charter, and sections 467-m and 485-x of the Real Property Tax Law.

New material is underlined.

[Deleted material is in brackets.]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section one. The title of chapter 50 of Title 28 of the Rules of the City of New York is amended to read as follows:

## Chapter 50

Building Service Employees Prevailing Wage Requirements and Construction Workers Minimum Average Hourly Wage Requirements in Certain Buildings Receiving Benefits Pursuant to Real Property Tax Law §§ 421-a, 467-m and 485-x

§ 2. Section 50-01 of chapter 50 of Title 28 of the Rules of the City of New York is amended to read as follows:

## § 50-01 Definitions.

As used in this chapter, the following terms [shall] have the following meanings. Capitalized terms that are not specifically defined in this chapter [shall] have the meanings set forth in any of the [Act (with respect to properties receiving benefits pursuant to such act), the New 421-a Act (with respect to properties receiving benefits pursuant to such act), the Extended Affordability Act (with respect to any properties receiving benefits pursuant to such act), or the Minimum Average Hourly Wage Act.] following provisions with respect to properties receiving benefits pursuant thereto: section 421-a(1-15) of the Real Property Tax Law, section 421-a(16) of the Real Property Tax Law, section 421-a(17) of the Real Property Tax Law, section 467-m of the Real Property Tax Law, or section 485-x of the Real Property Tax Law, as relevant.

90% Limit. "90% Limit" means, with respect to any unit, that the income of the household renting such unit does not exceed ninety percent of the area median income, adjusted for family size, at the time that such household initially occupies such unit, and that the rent at the time of initial rental and upon each subsequent rental following a vacancy does not exceed thirty percent of ninety percent of the area median income, adjusted for family size, minus the amount of any applicable Utility Allowance.

90% Unit. "90% Unit" means a unit that complies with the 90% Limit upon initial rental and upon each subsequent rental following a vacancy.

125% Limit. "125% Limit" [shall mean] means, with respect to any unit, that the income of the household renting or purchasing such unit does not exceed one hundred twenty-five percent of the area median income, adjusted for family size, at the time that such household initially occupies such unit, and that either (a) for a multiple dwelling owned and operated as a rental, the rent at the time of initial rental and upon each subsequent rental following a vacancy does not exceed thirty percent of one hundred twenty-five percent of the area median income, adjusted for family size, minus the amount of any applicable Utility Allowance, or (b) for a multiple dwelling owned and operated as a condominium or cooperative development by individual condominium unit owners or shareholders, the sales price at the time of initial sale results in mortgage payments (including both interest and principal calculated at the Mortgage Rate and assuming the mortgage constitutes 90% of the purchase price) and common charges or carrying charges, respectively, that, collectively, do not exceed thirty percent of one hundred twenty-five percent of the area median income, adjusted for family size.

125% Unit. "125% Unit" [shall mean] means (a) if a multiple dwelling is owned and operated as a rental, a unit that complies with the 125% Limit upon initial rental and upon each subsequent rental following a vacancy, or (b) if the multiple dwelling is owned and operated as a condominium or cooperative development by individual condominium unit owners or shareholders, a unit that complies with the 125% Limit upon the initial sale of such unit.

421-a Act. "421-a Act" [shall mean] means subdivision 8 of [Section] section 421-a of the Real Property Tax Law.

Agency. "Agency" [shall mean] means the department of housing preservation and development.

AHCC Act. "AHCC Act" means subdivision 7 of section 467-m of the Real Property Tax Law.

ANNY Act. "ANNY Act" means subdivision 9 of section 485-x of the Real Property Tax Law.

Applicant. "Applicant" [shall mean] means an applicant for Benefits and any successor to such applicant, including, but not limited to, any Owner, or any employer of Building Service Employees for such applicant, successor or Owner, including, but not limited to, a property management company or contractor.

Apprenticeship Program. "Apprenticeship Program" [shall mean] means an apprenticeship program registered with the New York State Department of Labor in conformity with the provisions of Article 23 of the Labor Law.

Benefits. "Benefits" [shall mean] means real property tax exemption benefits pursuant to [Section] section 421-a of the Real Property Tax Law, section 467-m of the Real Property Tax Law or section 485-x of the Real Property Tax Law, as applicable.

Benefits Ineligibility Letter. "Benefits Ineligibility Letter" [shall mean] means the letter that the Agency issues to the Applicant indicating that such Applicant is ineligible for [any real property tax exemption benefits pursuant to the Act, the new 421-a Act, or the Extended Affordability Act, as applicable] Benefits.

Comptroller. "Comptroller" [shall mean] means the comptroller of the city of New York or his or her designee.

Comptroller Schedule. "Comptroller Schedule" [shall mean] means the annual Building Service Employee Prevailing Wage Schedule published by the Comptroller that is in effect at the time the relevant Building Service Employee performs the work and that is published at [www.comptroller.nyc.gov/wages](http://www.comptroller.nyc.gov/wages).

Construction Benefits. "Construction Benefits" [shall mean] means Benefits for the period before issuance of either a permanent certificate of occupancy for the entire building or a temporary certificate of occupancy for all of the residential areas contained therein.

Extended Affordability Act. "Extended Affordability Act" [shall mean] means paragraph (g) of [Subdivision] subdivision 17 of [Section] section 421-a of the Real Property Tax Law.

Final Certificate of Eligibility. "Final Certificate of Eligibility" [shall mean either] means (a) the document issued by the Agency in accordance with [28 RCNY Chapter 6] chapter six of this title that provides for Post-Construction Benefits[.]; (b) the document issued by the Agency in accordance with [28 RCNY Chapter 49] chapter 49 of this title which provides the Extended Benefit; [or] (c) the document issued by the Agency in accordance with [28 RCNY Chapter 51] chapter 51 of this title that provides for Affordable New York Housing Program Benefits; (d) the document issued by the Agency in accordance with chapter 63 of this title that provides for ANNY Program Benefits; or (e) the document issued by the Agency in accordance with chapter 64 of this title that provides for AHCC Program Benefits.

Minimum Average Hourly Wage Act. "Minimum Average Hourly Wage Act" [shall mean] means paragraph (c) of subdivision [16(c)] 16 of [Section] section 421-a of the Real Property Tax Law.

Mortgage Rate. "Mortgage Rate" [shall mean] means the single family mortgage rate for a thirty-year fixed rate loan established by the Federal Home Loan Mortgage Association and the Federal National Mortgage Association plus 150 basis points that is either (a) for purposes of the application for a Preliminary Certificate of Eligibility, quoted for the month in which the construction of such multiple dwelling commences, or (b) for purposes of the application for a Final Certificate of Eligibility, quoted for the month in which the first certificate of occupancy or temporary certificate of occupancy for the first unit in such multiple dwelling that is owned and operated as a condominium or cooperative development by individual condominium unit owners or shareholders, is issued.

New 421-a Act. "New 421-a Act" [shall mean] means paragraph (h) of subdivision 16 of [Section] section 421-a of the Real Property Tax Law.

Order. "Order" [shall mean] means an order issued by the Agency pursuant to paragraph (d) of the 421-a Act, subparagraph (iv) of the New 421-a Act, [or] subparagraph (iv) of the Extended Affordability Act, subparagraph (ix) of paragraph (c) of the ANNY Act, or subparagraph (ix) of paragraph (c) of the AHCC Act, respectively, that either (a) adopts, in whole or in part, or rejects a Report and Recommendation, or (b) approves any Stipulation of Settlement between the Comptroller and the Applicant.

Owner. "Owner" [shall mean] means the fee owner of the real property receiving Benefits and any ground lessee, master lessee, sublessor or sublessee of such real property.

Post-Construction Benefits. "Post-Construction Benefits" [shall mean] means Benefits for the period after issuance of either a permanent certificate of occupancy for the entire building or a temporary certificate of occupancy for all of the residential areas contained therein.

Preliminary Certificate of Eligibility. "Preliminary Certificate of Eligibility" [shall mean] means the document issued by the Agency in accordance with [28 RCNY Chapter 6] chapter 6 of this title that provides for Construction Benefits.

Prevailing Wage. "Prevailing Wage" [shall mean] means the prevailing wage and supplement rates for the various classifications set forth in the Comptroller Schedule.

Prevailing Wage Requirement. "Prevailing Wage Requirement" [shall mean] means the requirements that all Building Service Employees receive the Prevailing Wage as such requirements are established (i) under the 421-a Act, the New 421-a Act, [or] the Extended Affordability Act, the ANNY Act, or the AHCC Act, [respectively,] and (ii) this chapter, that are applicable[.]; (a) with respect to the 421-a Act [or the New 421-a Act], to any Multiple Dwelling whose construction began on or after December 28, 2007 for the duration of Benefits,

[and] (b) with respect to the New 421-a Act, to any Eligible Site for the entire Restriction Period or Extended Restriction Period, as applicable, (c) with respect to the Extended Affordability Act, to any Extended Affordability Property for the entire Extended Affordability Period, (d) with respect to the ANNY Act, to any Eligible Site for the duration of the applicable Benefits period, regardless of whether Benefits are revoked or terminated, and (e) with respect to the AHCC Act, to any Eligible Multiple Dwelling for the duration of the applicable Benefits period, regardless of whether Benefits are revoked or terminated, except as otherwise provided in paragraph (e) of the 421-a Act, subparagraph (v) of the New 421-a Act, [or] subparagraph (v) of the Extended Affordability Act, paragraph (d) of the ANNY Act, or paragraph (d) of the AHCC Act, as applicable[, that all Building Service Employees receive the Prevailing Wage, for the duration of the applicable Benefits period]. Notwithstanding anything to the contrary contained herein or in the 421-a Act, the New 421-a Act, [or] the Extended Affordability Act, the ANNY Act or the AHCC Act, such requirements shall only be applicable to persons who are employed at a building, Eligible Multiple Dwelling, [eligible site] Eligible Site or [extended affordability property] Extended Affordability Property, as applicable, for at least a ninety day period.

Report and Recommendation. "Report and Recommendation" [shall mean] means a report and recommendation issued by the Comptroller or the Comptroller's designee after a hearing is conducted regarding an alleged violation of the Prevailing Wage Requirement.

Stipulation of Settlement. "Stipulation of Settlement" [shall mean] means a stipulation of settlement executed by the Comptroller and an Applicant regarding an alleged violation of the Prevailing Wage Requirement.

Utility Allowance. "Utility Allowance" [shall mean] means an allowance set forth by the Agency for the payment of utilities where the tenant of a 90% Unit or a 125% Unit, as applicable, is required to pay all or a portion of the utility costs with respect to such unit in addition to any payments of rent.

§ 3. Section 50-03 of chapter 50 of Title 28 of the Rules of the City of New York is amended to read as follows:

#### **§50-03 Compliance with Requirement to Pay Supplements.**

The obligation to pay prevailing supplements may be discharged by either the provision of (a) bona fide fringe benefits that cost no less than the prevailing supplement rate in the Comptroller Schedule, (b) a supplement to the hourly wage in an amount no less than such prevailing supplement rate, or (c) a combination of bona fide fringe benefits and wage supplements that, collectively, costs no less than such prevailing supplement rate. [The provision of a dwelling unit free of charge to a Building Service Employee shall be considered a bona fide fringe benefit with a cost of no more than the value of prevailing rentals in the locality for comparable dwelling units.] Notwithstanding the foregoing, the obligation to pay prevailing wages cannot be reduced or discharged through the provision of bona fide fringe benefits that cost more than the prevailing supplement rate in the Comptroller Schedule.

§ 4. Section 50-04 of chapter 50 of Title 28 of the Rules of the City of New York is amended by relettering subdivision d as subdivision e and adding a new subdivision d, to read as follows:

d. An Applicant for AHCC Program Benefits or ANNY Program Benefits may be subject to additional sanctions recommended by the Comptroller pursuant to subparagraph (ix) of paragraph (c) of the AHCC Act or subparagraph (ix) of paragraph (c) of the ANNY Act, as applicable. These include, but are not limited to, liquidated damages up to three times the amount of back wages and fringe benefits for willful violations and/or reasonable attorneys' fees.

e. An Owner shall be jointly liable for any violation of the 421-a Act, the New 421-a Act, [or] the Extended Affordability Act, the ANNY Act, or the AHCC Act, as applicable, at the property receiving Benefits without regard to whether the Building Service Employees were directly employed by such Owner.

§ 5. Subdivision a of section 50-05 of chapter 50 of Title 28 of the Rules of the City of New York is amended to read as follows:

a. After receiving from the Comptroller a Report and Recommendation with a summary of the underpayment setting forth the respective amounts of Prevailing Wage underpayment and interest due to each Building Service Employee, the proposed civil penalty, liquidated damages, attorneys fees, and any additional sanctions, as applicable, and the complete hearing record, the Agency shall issue an Order, which shall include instructions for payment of any such respective amounts of Prevailing Wage underpayment, interest [and], civil penalty, liquidated damages, attorneys' fees, and any additional sanctions, as applicable, to the Comptroller.

§ 6. Section 50-06 of chapter 50 of Title 28 of the Rules of the City of New York is amended to read as follows:

#### **§50-06 Benefit Revocation.**

a. [The] Pursuant to chapter 39 of this title, the Agency shall commence benefit revocation proceedings [pursuant to 28 RCNY chapter 39] for noncompliance with the Prevailing Wage Requirements of the 421-a Act, the New 421-a Act, and the Extended Affordability Act if: [(a)] (i) an Applicant fails to make the payments to the Comptroller required by an Order within 120 calendar days of receiving the Order, in which the sole cause for such revocation shall be the failure to make such payments on or before the prescribed deadline, [(b)] (ii) two Orders determining a willful failure to pay the Prevailing Wage for the same multiple dwelling have been issued within a six-year period, or [(c)] (iii) an Order determines a willful failure to pay the Prevailing Wage that involves a falsification of payroll records or the kickback of wages or supplements.

b. The Agency may commence benefit revocation proceedings for ANNY Program Benefits or AHCC Program Benefits pursuant to chapter 39 of this title, if a Covered Building Service Employer has committed three violations of the ANNY Act or AHCC Act, respectively, within a five-year period, in accordance with the provisions of subdivision thirteen of section 485-x of the Real Property Tax Law, or paragraph (g) of the AHCC Act, as applicable.

§ 7. Subdivision 1 of section 50-07 of chapter 50 of Title 28 of the Rules of the City of New York is amended to read as follows:

1. An Applicant who requests a determination of exemption from the Prevailing Wage Requirement pursuant to the 421-a Act, the New 421-a Act, [or] the Extended Affordability Act, the ANNY Act, or the AHCC Act, as applicable, must submit all of the documentation necessary to prove that:

(a) with respect to a multiple dwelling that is not receiving AHCC Program Benefits, ANNY Program Benefits, or benefits pursuant to subdivisions sixteen or seventeen of Real Property Tax Law Section 421-a, at least fifty percent of the dwelling units in such Applicant's building are 125% Units, including, but not limited to, (i) with respect to a multiple dwelling owned and operated as a rental, the initial rents for such 125% Units, the income certifications for the initial occupants of such 125% Units, and proof that the building is required to maintain such 125% Units during the entire period of Post-Construction Benefits, and, (ii) with respect to 125% Units in a multiple dwelling owned and operated as a condominium or cooperative development by individual condominium unit owners or shareholders, the initial unit sale prices and the income certifications for all of the initial purchasers of such 125% Units;

(b) with respect to an Eligible Multiple Dwelling that is receiving benefits, pursuant to subdivision sixteen of section 421-a of the Real Property Tax Law [§ 421-a], all of the dwelling units in such Eligible Multiple Dwelling are Affordable Housing Units, and at least fifty percent of the Affordable Housing Units, upon initial rental and upon each subsequent rental after a vacancy during the Restriction Period or the Extended Restriction Period, are 125% Units, including, but not limited to, the initial rents for such Affordable Housing Units and 125% Units, the income certifications for the initial occupants of such Affordable Housing Units and 125% Units, and proof that the Eligible Multiple Dwelling is required to maintain such Affordable Housing Units and 125% Units during the entire Restriction Period or Extended Restriction Period, as applicable; [or]

(c) with respect to an Extended Affordability Property that is receiving benefits, pursuant to subdivision seventeen of section 421-a of the Real Property Tax Law [§ 421-a], all of the dwelling units in such Extended Affordability Property are Affordable Housing Units, and at least fifty percent of the Affordable Housing Units, upon initial rental and upon each subsequent rental after a vacancy during the Extended Affordability Period, are 125% Units, including, but not limited to, the initial rents for such Affordable Housing Units and 125% Units, the income certifications for the initial occupants of such Affordable Housing Units and 125% Units, and proof that the Extended Affordability Property is required to maintain such Affordable Housing Units and 125% Units during the entire Extended Affordability Period[.];

(d) with respect to an Eligible Multiple Dwelling that is receiving AHCC Program Benefits, the Eligible Conversion is carried out with the substantial assistance of grants, loans or subsidies provided by a federal, state or local governmental agency or instrumentality pursuant to a program for the development of affordable housing; or

(e) with respect to an Eligible Site that is receiving ANNY Program Benefits, all of the dwelling units in an Eligible Multiple Dwelling are Affordable Housing Units and at least fifty percent of such Affordable Housing Units, upon initial rental and upon each subsequent rental after a vacancy, are 90% Units, including, but not limited to, the initial rents for such Affordable Housing Units and 90% Units, the income

certifications for the initial occupants of such Affordable Housing Units and 90% Units, and proof that the Eligible Multiple Dwelling is required to maintain such Affordable Housing Units and 90% Units during the Restriction Period.

§ 8. Section 50-08 of chapter 50 of Title 28 of the Rules of the City of New York is amended to read as follows:

#### **§50-08 Contractor Certified Payroll Report.**

a. [Eligible Multiple Dwellings] Contractors and subcontractors that are required to [submit] maintain a Contractor Certified Payroll Report pursuant to [paragraph] subparagraph (vi) of the Minimum Average Hourly Wage Act or to maintain payroll records in accordance with section 220 of the Labor Law pursuant to subparagraph (e) of paragraph (3) of section 485-x of the Real Property Tax Law shall use the form provided on the Comptroller's website at [www.comptroller.nyc.gov/prevalingwage](http://www.comptroller.nyc.gov/prevalingwage), and]. These forms shall identify all Construction Workers employed by the contractor or subcontractor and set forth the dates for all hours worked, the hourly wage and benefit rates, and the weekly gross and net pay amounts for each such Construction Worker. The Contractor Certified Payroll Report pursuant to subparagraph (vi) of the Minimum Average Hourly Wage Act and the payroll records in accordance with section 220 of the Labor Law pursuant to subparagraph (e) of paragraph (3) of section 485-x of the Real Property Tax Law shall be accompanied by employee daily sign-in logs in the form provided on the Comptroller's website at [www.comptroller.nyc.gov/prevalingwage](http://www.comptroller.nyc.gov/prevalingwage), and shall identify all Construction Workers employed by the contractor or subcontractor, set forth the daily start and end times of work for each such Construction Worker, and include each such Construction Worker's original signature.

b. [Notwithstanding anything to the contrary contained in subdivision a of this section, the requirement for employee daily sign-in logs shall be waived for any Construction Work that took place on any days prior to the effective date of this subdivision] Within 30 days of the Comptroller establishing an online system for Contractor Certified Payroll Report and payroll record submission, the records set forth in subdivision (a) of this section shall be submitted electronically in accordance with the instructions made available on the Comptroller's website.

§ 8. Section 50-09 of chapter 50 of Title 28 of the Rules of the City of New York is amended by relettering subdivision a as subdivision a-2 and adding a new subdivision a-1, to read as follows:

a-1. In the event that the minimum average hourly wage as required by the Minimum Average Hourly Wage Act was not paid, the Applicant is responsible for the payment of the fees and expenses of the Third Party Fund Administrator, which must be approved by the Comptroller.

a-2. The Comptroller shall only approve a plan submitted by the Third Party Fund Administrator pursuant to paragraph (vii) of the Minimum Average Hourly Wage Act if distribution of the deficiency is limited to all Construction Workers whose wages equal less than the minimum average hourly wage applicable to such Eligible Site.

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#### **Notice of Adoption**

Notice is hereby given that pursuant to sections 467-m and 485-x of the Real Property Tax Law, and in accordance with sections 1043 and 1802 of the City Charter, the Department of Housing Preservation and Development (HPD) is amending chapter 39 of Title 28 of the Rules of the City of New York to implement the enforcement provisions for the Affordable Neighborhoods for New Yorkers Tax Incentive Benefits program and for the Affordable Housing from Commercial Conversions Tax Incentive Benefits program, both adopted by the New York State Legislature in Chapter 56 of the Laws of 2024.

A notice of proposed rulemaking was published in the City Record on December 5, 2024. A public hearing was held on January 10, 2025.

**Commissioner Adolfo Carrion, Jr.**

**March 3, 2025.**

#### **Statement of Basis and Purpose**

In 2024, the Legislature amended the New York State Real Property Tax Law ("RPTL") to add a new section 467-m, which established the Affordable Housing from Commercial Conversions Tax Incentive Benefits program ("AHCC Program Benefits") to provide real property tax exemptions for the conversions of non-residential buildings, other than a hotel or other class B multiple dwelling, to residential use. AHCC Program Benefits are available to eligible multiple dwellings, as that term is defined at section 467-m(1)(m), that contain six or more dwelling units, where the conversion commenced after December 31, 2022, and on or before June 30, 2031, and completed on or before

December 31, 2039. Eligible multiple dwellings must be operated as rental housing to receive AHCC Program Benefits. Also in 2024, the Legislature amended the RPTL by adding a new section 485-x to provide exemptions from real property taxes to housing developments that meet certain affordability thresholds. That legislation created the Affordable Neighborhoods for New Yorkers Tax Incentive Benefits program ("ANNY Program Benefits"). ANNY Program Benefits are available to housing created from the construction of new buildings or certain eligible conversions. ANNY Program Benefits are not available to properties that are used as hotels. To receive ANNY Program Benefits, an eligible multiple dwelling, as that term is defined at section 485-x(1)(r), must contain six or more dwelling units and construction must have started after June 15, 2022, and on or before June 15, 2034, and be completed on or before June 15, 2038.

Sections 467-m and 485-x confer authority on HPD to revoke AHCC Program Benefits and ANNY Program Benefits for cause. In addition, HPD also has been given the authority to impose penalties for violations of certain program requirements after the AHCC Program Benefits or ANNY Program Benefits, as applicable, expire. The statutes also provide consequences for failure to pay penalties, including criminal prosecution (RPTL § 467-m(17)(d)) and imposition of liens (RPTL § 485-x(21)(b)). The purpose of these penalties is to ensure that those property owners who receive AHCC Program Benefits or ANNY Program Benefits adhere to the applicable program requirements after the expiration of the applicable benefits when revocation is no longer practical. The adopted amendments establish the procedures for penalty imposition.

HPD's authority for these rules is found in sections 1043 and 1802 of the New York City Charter, and sections 467-m and 485-x of the Real Property Tax Law.

New material is underlined.

[Deleted material is in brackets.]

"Shall" and "must" denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 1. The title of chapter 39 of Title 28 of the Rules of the City of New York is amended to read as follows:

#### **Chapter 39**

#### **Revocation of Tax Benefits and Penalty Provisions for Certain Violations of Real Property Tax Law Sections 467-m and 485-x**

§ 2. Sections 39-01 and 39-02 of chapter 39 of Title 28 of the Rules of the City of New York are amended to read as follows:

#### **§ 39-01 Definitions.**

As used in this chapter, the following terms shall have the following meanings[.]: Capitalized terms not otherwise defined herein shall have the meaning set forth in the AHCC Act or the ANNY Act, as applicable.

Administrative Code. "Administrative Code" [shall mean] means the Administrative Code of the City of New York.

Affordability Requirements Violation. "Affordability Requirements Violation" means any non-compliance with the requirements established pursuant to subdivision 6 of the AHCC Act or subdivision 8 of the ANNY Act, as applicable, on or after the Expiration Date.

Application. "Application" [shall mean] means, collectively, any application for Tax Benefits submitted to HPD and all documents submitted therewith.

Approval Date. "Approval Date" [shall mean] means the date upon which HPD approves the Certificate of Eligibility as stated therein.

Assistant Commissioner. "Assistant Commissioner" [shall mean] means an Assistant Commissioner of HPD who has jurisdiction over Tax Benefit programs or such other person as may be designated in writing by the Commissioner of HPD.

AHCC Act. "AHCC Act" means section 467-m of the Real Property Tax Law.

ANNY Act. "ANNY Act" means section 485-x of the Real Property Tax Law.

Cause. "Cause" [shall mean] means any Violation, Misrepresentation, Omission, Failure, or Discrimination, without regard to the date upon which HPD discovers such Violation, Misrepresentation, Omission, Failure, or Discrimination.

Cause Date. "Cause Date" [shall mean] means the first date upon which any Cause occurred, without regard to the date upon which such Cause was discovered by HPD.

Certificate of Eligibility. "Certificate of Eligibility" [shall mean] means a written final determination by HPD, issued on the basis of an Application, that a Property is eligible for the Tax Benefit. A Certificate of Eligibility shall not include a declaratory ruling or any other preliminary or informal communication regarding an actual or prospective Application.

Comments. "Comments" [shall mean] means any written comments and/or information that the Taxpayer or Respondent submits to HPD during the Comment Period regarding the alleged Cause for Revocation of a Tax Benefit or alleged Affordability Requirements Violation and/or Rent Stabilization Requirements Violation.

Comment Period. "Comment Period" [shall mean] means a period specified in the Initial Notice during which the Taxpayer may submit Comments to HPD.

Cure Agreement. "Cure Agreement" [shall mean] means an agreement with a Taxpayer

(i) requiring such Taxpayer to cure a Cause for Revocation, and (ii) providing that the Tax Benefit will remain in place if the Taxpayer and any successors or assigns comply with all of their respective obligations thereunder; provided, however, that such agreement may provide for the partial or temporary Revocation of a Tax Benefit in the event of a partial cure or a cure that does not rectify a period of non-compliance.

Determination Notice. "Determination Notice" [shall mean] means: (a) with respect to Revocation, a written notice from HPD to the Taxpayer delivered after the Hearing or, if there is no Hearing, after the Comment Period stating the determination of the Assistant Commissioner regarding whether a Tax Benefit will be Revoked or will remain in effect; Any Determination Notice stating that a), and if the Tax Benefit will be Revoked [shall specify], specifying the Revocation Date; and (b) with respect to imposition of a Penalty, a written notice from HPD to the Respondent delivered after the Hearing, or, if there is no Hearing, after the Comment Period stating the determination of the Assistant Commissioner regarding whether a Penalty shall be imposed, and if such Penalty shall be imposed, the specific Affordability Requirements Violation or Rent Stabilization Requirements Violation, as applicable, and specifying the Penalty amount and deadline for payment of such Penalty.

DHCR. "DHCR" [shall mean] means the Division of Housing and Community Renewal of the State of New York or any successor agency.

Discrimination. "Discrimination" [shall mean] means the direct or indirect denial to any person of any housing accommodations in the Property receiving the Tax Benefit, or any of the privileges or services incident to occupancy of such housing accommodations, in violation of any local, state or federal law prohibiting discrimination on the basis of race, color, creed, national origin, gender, sexual orientation, disability, marital status, age, religion, alienage or citizenship status, or the use of, participation in, or eligibility for a governmentally funded housing assistance program, including, but not limited to, the section 8 housing voucher program and the section 8 housing certificate program, 42 U.S.C. §§ 1437 et seq., or the senior citizen rent increase exemption program, pursuant to either Chapter 7 of Title 26 or § 26-509 of the Administrative Code; provided however, that "Discrimination" shall not include any act for which the applicable Law does not permit the Revocation of the Tax Benefit. The term "disability" as used in this subdivision shall have the meaning set forth in § 8-102 of the Administrative Code.

DOF. "DOF" [shall mean] means the Department of Finance of the City of New York or any successor agency.

Effective Date. "Effective Date" [shall mean] means the date upon which a Tax Benefit commences pursuant to applicable Law.

Expiration Date. "Expiration Date" [shall mean] means the date upon which a Tax Benefit would expire pursuant to applicable Law.

Factual Issue. "Factual Issue" [shall mean] means one or more issues of fact which, if resolved in favor of (a) the Taxpayer, with respect to an alleged Cause for Revocation, would require the conclusion that Cause for Revocation does not exist; or (b) the Respondent, with respect to imposition of a Penalty, would require the conclusion that the alleged Affordability Requirements Violation or Rent Stabilization Requirements Violation, as applicable, does not exist.

Failure. "Failure" [shall mean] means the failure to (i) keep, preserve or make available upon request by HPD any Records required to be kept and maintained pursuant to [28 RCNY] § 39-06 of this chapter or pursuant to any other provision of this title or any Law, (ii) appear before HPD at any time or place named in a summons, or (iii) give testimony under oath as may be relevant or material to HPD's inquiry relating to a Tax Benefit.

Hearing. "Hearing" [shall mean] means an administrative hearing regarding one or more Factual Issues to determine whether there is Cause to revoke a Tax Benefit, or whether there is an Affordability Requirements Violation or a Rent Stabilization Requirements Violation, as applicable, at which administrative hearing the Taxpayer or Respondent, as applicable, may be represented by counsel and may present witnesses and other evidence.

Hearing Notice. "Hearing Notice" [shall mean] means a written notice from HPD to the Taxpayer or Respondent, as applicable, stating the date, time, and location of a Hearing, identifying one or more Factual Issues to be addressed at such Hearing, and informing the Taxpayer or Respondent, as applicable, that he or she may be represented by counsel and may present witnesses and other evidence at such Hearing.

Hearing Officer. "Hearing Officer" [shall mean] means a person designated by HPD.

HPD. "HPD" [shall mean] means the Department of Housing Preservation and Development of the City of New York or any successor agency.

Initial Notice. "Initial Notice" [shall mean] means: (a) with respect to an alleged Cause for Revocation, a written notice from HPD to the Taxpayer stating the intention to Revoke a Tax Benefit for Cause and the proposed Revocation Date, identifying the Property and Tax Benefit affected, briefly describing the alleged Cause for Revocation of such Tax Benefit, stating the Comment Period, and providing an address for the submission of Comments during the Comment Period; and (b) with respect to imposition of a Penalty, a written notice from HPD to the Respondent stating the intention to impose a Penalty, identifying the Eligible Multiple Dwelling affected, briefly describing the alleged Affordability Requirements Violation or Rent Stabilization Requirements Violation, as applicable, stating the Comment Period, and providing an address for the submission of Comments during the Comment Period.

Law. "Law" [shall mean] means, collectively, the Real Property Tax Law, any provision of the Administrative Code enacted pursuant thereto, and any rule of the City of New York promulgated pursuant thereto.

Misrepresentation. "Misrepresentation" [shall mean] means the submission of an Application which contains incorrect, misleading or fraudulent information.

Noticed Property. "Noticed Property" [shall mean] means a Property that is the subject of an Initial Notice, Pre-Hearing Notice, Hearing Notice, or Determination Notice.

Omission. "Omission" [shall mean] means the submission of an Application which omits material information.

Penalty. "Penalty" means a monetary fine as set forth in subdivision 17 of the AHCC Act or subdivision 21 of the ANNY Act, as applicable.

Pre-Hearing Notice. "Pre-Hearing Notice" [shall mean] means a written notice from HPD to the Taxpayer or Respondent, as applicable, stating (i) that the Taxpayer or Respondent may request a Hearing prior to Revocation or imposition of a Penalty, as applicable, regarding one or more Factual Issues identified in such notice, (ii) the date by which such written request must be received by HPD, and (iii) an address for the submission of such written request.

Property. "Property" [shall mean] means the real property receiving a Tax Benefit, including the land and all improvements thereon.

Records. "Records" [shall mean] means all books, papers, records or other data which may be relevant or material to any Application or Tax Benefit, including an annual schedule of rents for each dwelling unit in the Property where so required by the Law governing any Tax Benefit.

Rent Stabilization Requirements Violation. "Rent Stabilization Requirement Violation" means any non-compliance with the requirements established pursuant to subdivision eight of the ANNY Act on or after the Expiration Date.

Respondent. "Respondent" means the owner of the Eligible Multiple Dwelling at the time of an Affordability Requirements Violation or a Rent Stabilization Requirements Violation, as applicable, with respect to such Eligible Multiple Dwelling.

Revocation or Revoke. "Revocation" or "Revoke" [shall mean] means any partial or total suspension, reduction, termination or revocation of any Tax Benefit which takes effect as of a date which precedes the Expiration Date of such Tax Benefit, except where State law specifically authorizes the termination of one Tax Benefit upon the commencement of another Tax Benefit.

Revocation Date. "Revocation Date" [shall mean] means the date as of which HPD proposes to Revoke, or does Revoke, a Tax Benefit. The Revocation Date may be upon such date as HPD may determine, but shall not precede the Cause Date unless the Property received a Tax Benefit before fulfilling all eligibility criteria for such Tax Benefit, in which case the Revocation Date may precede the Cause Date.

Tax Benefit. "Tax Benefit" [shall mean] means any exemption from or abatement of real property taxation pursuant to Law with respect to which HPD makes determinations of eligibility.

Taxpayer. "Taxpayer" [shall mean] means (i) the individual or entity located at the address to which DOF sends tax bills for the applicable Property, (ii) any current holder of fee title to such Property whose interest is clearly recorded in the office of the City Register in the applicable borough, and (iii) any current mortgagee of such Property whose mortgage interest in such Property is clearly recorded in the office of the City Register in the applicable borough.

Violation. "Violation" [shall mean] means any non-compliance with applicable Law.

#### **§ 39-02 Revocation of Tax Benefits for Cause or Imposition of a Post-Benefit Penalty.**

- (a) HPD may Revoke a Tax Benefit for Cause [at any time] or impose a Penalty through the procedure set forth in this section.
- (b) HPD shall deliver an Initial Notice to the Taxpayer or Respondent, as applicable, by the method provided herein for delivery of notices.
- (c) The Taxpayer or Respondent, as applicable, may submit Comments to HPD during the Comment Period. HPD may thereafter meet with such Taxpayer or Respondent if such Comments contain either (i) credible evidence that a Factual Issue exists, or (ii) solely with respect to an alleged Cause for Revocation, a proposed cure for the alleged Cause for Revocation which HPD determines may be reasonably practicable.
- (d) Reserved.
- (e) If HPD determines that the alleged Cause for Revocation of the Tax Benefit is curable and that the Taxpayer has proposed a practicable cure, HPD may enter into a Cure Agreement with such Taxpayer. HPD may require the Taxpayer to record any such Cure Agreement against the Property receiving such Tax Benefit.
- (f) [If] With respect to an alleged Cause for Revocation, if HPD does not enter into a Cure Agreement with the Taxpayer and either (i) receives no Comments during the Comment Period; or (ii) determines after reviewing such Comments that there is no Factual Issue concerning the Cause for Revocation, HPD shall deliver a Determination Notice to the Taxpayer by the method provided herein for delivery of notices stating that the Tax Benefit has been Revoked as of the Revocation Date set forth therein.
- (f-1) With respect to imposition of a Penalty, if HPD either (i) receives no Comments during the Comment Period; or (ii) determines after reviewing any Comments that there is no Factual Issue concerning the imposition of a Penalty, HPD shall deliver a Determination Notice to the Respondent by the method provided herein for delivery of notices stating that the Penalty has been imposed and must be paid within ninety days. If Respondent fails to pay such Penalty within ninety days: (A) with respect to the AHCC Act, HPD shall refer the matter for criminal prosecution; or (B) with respect to the ANNY Act, HPD may impose a lien and exercise any other remedies as may be available pursuant to applicable law and regulation.
- (g) If HPD determines that a Factual Issue exists, HPD shall deliver a Pre-Hearing Notice to the Taxpayer or Respondent, as applicable, by the method provided herein for delivery of notices.
- (h) If the Taxpayer or Respondent, as applicable, requests a Hearing after receiving a Pre-Hearing Notice, HPD shall schedule a Hearing and shall deliver a Hearing Notice to the Taxpayer or Respondent, as applicable, by the method provided herein for delivery of notices. Notwithstanding any provision of these rules to the contrary, a Taxpayer or Respondent, as applicable, may waive its right to a Hearing.
- (i) At the Hearing, the Taxpayer or Respondent, as applicable, will have an opportunity to present witnesses and other evidence regarding any Factual Issue specified in the Hearing Notice.

- (j) Upon conclusion of any Hearing, the Hearing Officer shall issue a written report containing findings regarding the Factual Issue(s) and a recommendation regarding whether or not the Tax Benefit should be Revoked or the Penalty should be imposed, as applicable.
- (k) The Hearing Officer shall forward such report and recommendation, together with the record of the Hearing, to the Assistant Commissioner.
- (l) The Assistant Commissioner shall review the report and recommendation of the Hearing Officer, shall determine whether or not the Tax Benefit should be Revoked or the Penalty should be imposed, as applicable, and shall thereafter deliver a Determination Notice to the Taxpayer or Respondent by the method provided herein for delivery of notices.

§ 3. Section 39-05 of chapter 39 of Title 28 of the Rules of the City of New York is amended to read as follows:

#### **§39-05 Notices.**

HPD shall deliver all Initial Notices, Pre-Hearing Notices, Hearing Notices, and Determination Notices (a) to the Taxpayer with respect to an alleged Cause for Revocation, by mail to (i) the address to which DOF delivers real property tax bills for the Noticed Property, (ii) the last address indicated in documents recorded in the office of the City Register for any Taxpayer holding fee title to the Noticed Property, (iii) the last address indicated in documents recorded in the office of the City Register for any Taxpayer holding a mortgage on the Noticed Property, (iv) the address of any owner registered for the Noticed Property in accordance with Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code, and (v) the address of any agent registered for the Noticed Property in accordance with Article 2 of Subchapter 4 of Chapter 2 of Title 27 of the Administrative Code; and (b) to the Respondent with respect to the imposition of a Penalty, by mail to (i) the last address indicated in documents recorded in the office of the City Register for any owner holding fee title to the Noticed Property at the time of the alleged Affordability Requirements Violation or Rent Stabilization Requirements Violation, as applicable, and (ii) the address to which DOF delivered real property tax bills for the Noticed Property at the time of the alleged Affordability Requirements Violation or Rent Stabilization Requirements Violation, as applicable. Any [such] notice pursuant to this section shall be deemed to have been given upon the third day after such notice has been deposited in the United States mail.

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## **SPECIAL MATERIALS**

### **HEALTH AND MENTAL HYGIENE**

#### **■ NOTICE**

#### **Notice of Opportunity to Apply for a Mobile Food Vending Green Cart Permit**

The NYC Department of Health and Mental Hygiene is offering mobile food vending permits to operate Green Carts in the Bronx, Brooklyn and Staten Island.

Green Cart permits allow vending of fresh fruits and vegetables, including prepackaged sliced and cut fruits and vegetables, bottled drinking water, and plain nuts in designated areas.

To be eligible for a permit, you must have a valid mobile food vendor license issued by the Department and you need to submit an application to get on a waiting list. You can apply to join the Green Cart waiting list for the Bronx, Brooklyn, or Staten Island at any time.

Mobile food vendor license and permit waiting list application forms and instructions are available online at [nyc.gov/health/greencarts](http://nyc.gov/health/greencarts), or you can call 311 and ask for "Green Cart waiting list form" to have the form mailed to you.

For more information, visit [nyc.gov/health/greencarts](http://nyc.gov/health/greencarts).

☛ m3

## OFFICE OF THE MAYOR

### ■ NOTICE

#### EMERGENCY EXECUTIVE ORDER NO. 750 February 22, 2025

WHEREAS, on September 2, 2021, the federal monitor in the *Nunez* use-of-force class action stated steps must be taken immediately to address the conditions in the New York City jails; and

WHEREAS, on June 14, 2022, the federal court in *Nunez* approved the *Nunez* Action Plan, which “represents a way to move forward with concrete measures now to address the ongoing crisis at Rikers Island”; and

WHEREAS, while there has been improvement in excessive staff absenteeism, the Department of Correction’s (DOC’s) staffing levels continue to contribute to a rise in unrest and disorder and create a serious risk to the necessary maintenance and delivery of sanitary conditions; access to basic services including showers, meals, visitation, religious services, commissary, and recreation; and prompt processing at intake; and

WHEREAS, this Order is given to prioritize compliance with the *Nunez* Action Plan and to address the effects of DOC’s staffing levels, the conditions at DOC facilities, and health operations; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 140; Emergency Executive Order No. 579 of 2024, and Emergency Executive Order 623 of 2024; and

WHEREAS, the state of emergency existing within DOC facilities, first declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby direct that section 1 of Emergency Executive Order No. 747, dated February 17, 2025 is extended for five (5) days.

§ 3. This Emergency Executive Order shall take effect immediately. The State of Emergency shall remain in effect for a period not to exceed thirty (30) days or until rescinded, whichever occurs first. Additional declarations to extend the State of Emergency for additional periods not to exceed thirty (30) days shall be issued if needed.

Eric Adams  
Mayor

◀ m3

#### EMERGENCY EXECUTIVE ORDER NO. 751 February 22, 2025

WHEREAS, it is of utmost importance to protect the health and safety of all persons in the custody of the Department of Correction (“DOC”), and of all officers and persons who work in the City of New York jails and who transport persons in custody to court and other facilities, and the public; and

WHEREAS, over 80 provisions in the various Court Orders entered in *Nunez v. City of New York*, 11 CV 5845 (SDNY), require DOC to consult with, and seek the approval of, the *Nunez* Monitor (“Monitor”) prior to implementing or amending policies on issues, including but not limited to, matters relating to security practices, the use of restraints, escorts, emergency lock-ins, de-escalation, confinement management of incarcerated individuals following serious acts of violence and subsequent housing strategies, and DOC may be held in contempt of court and sanctioned if it fails to appropriately consult with and obtain approval from the Monitor regarding policies in these areas; and

WHEREAS, as fully detailed in Emergency Executive Order 579 of 2024, DOC is already experiencing a significant staffing crisis, which poses a serious risk to the health, safety, and security of all people in custody and to DOC personnel; and

WHEREAS, attempting to comply with many of the provisions of Local Law 42 and the new BOC regulations, such as transporting

individuals to court without restraints, would require a massive increase in staff and other resources, which are not available; and

WHEREAS, even if DOC had such additional staffing and resources, that still would not obviate the direct threat to public safety posed by certain provisions of Local Law 42, nor would it obviate the fact that the Monitor has yet to approve implementation of those provisions as required by the *Nunez* Orders, nor would it obviate the fact that additional time would be needed to safely implement those provisions of Local Law 42 eventually approved by the Monitor, because, as the Monitor has expressly cautioned, the safe implementation of any new requirement or reform in DOC facilities requires planning time to “evaluat[e] the operational impact, update[e] policies and procedures, updat[e] the physical plant, determin[e] the necessary staffing complement, develop[] training materials, and provid[e] training to thousands of staff, all of which must occur before the changes in practice actually go into effect” [11 CV 5845 (SDNY) Dkt No. 758-3 at p. 61]; and

WHEREAS, on July 27, 2024, I issued Emergency Executive Order No. 624, and declared a state of emergency to exist within the correction facilities operated by the DOC, and such declaration remains in effect;

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 625, dated July 27, 2024; and

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 624, dated July 27, 2024, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby direct that section 1 of Emergency Executive Order No. 748, dated February 17, 2025 is extended for five (5) days

§ 3. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams  
Mayor

◀ m3

#### EMERGENCY EXECUTIVE ORDER NO. 752 February 22, 2025

WHEREAS, over the past several months, thousands of asylum seekers have been arriving in New York City, from the Southern border, without having any immediate plans for shelter; and

WHEREAS, the City now faces an unprecedented humanitarian crisis that requires it to take extraordinary measures to meet the immediate needs of the asylum seekers while continuing to serve the tens of thousands of people who are currently using the DHS Shelter System; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 224, dated October 7, 2022, and Emergency Executive Order No. 538, dated December 27, 2023; and

WHEREAS, the state of emergency based on the arrival of thousands of individuals and families seeking asylum, first declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby order that section 1 of Emergency Executive Order No. 749, dated February 17, 2025, is extended for five (5) days.

§ 3. This Emergency Executive Order shall take effect immediately. The State of Emergency shall remain in effect for a period not to exceed thirty (30) days or until rescinded, whichever occurs first.



Additional declarations to extend the State of Emergency for additional periods not to exceed thirty (30) days shall be issued if needed.

Eric Adams  
Mayor

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## MAYOR'S OFFICE OF CONTRACT SERVICES

### ■ NOTICE

#### Notice of Intent to Renew or Amend Contract(s) Not Included in FY25 Annual Contracting Plan and Schedule

**NOTICE IS HEREBY GIVEN** that the Mayor will be entering into the following renewal(s)/amendment(s) of (a) contract(s) not included in the FY 2025 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: DCAS 865

Vendor: P&M Electrical

Description of Services to be Provided: Requirements contract to perform Electrical services at DCAS Facilities throughout the five boroughs.

Anticipated Procurement Method: Renewal

Anticipated Start Date: 5/1/2025

Anticipated End Date: 4/30/2028

Anticipated Modifications to Scope: None

Reason for Renewal/Amendment: This contract is currently being utilized by various Lines of Service (LOS) within the Department of Citywide Administrative Services (DCAS), including Fleet Services, Facilities Management, Energy, and Construction Technical Services (CTS). There are ongoing construction projects at present where P&M Electrical is performing the electrical work. Additionally, there are several upcoming projects which are in final stages of design phase and will require the electrical construction work beyond April 30, 2025. Job Titles: Electrician; The job title for this work is Electrician which DCAS shop have though they mainly manage the maintenance in all DCAS buildings but lacks the capacity and resources to effectively manage the active electrical construction projects in all boroughs across various LOS within DCAS.

Headcounts: 7

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#### Notice of Intent to Renew or Amend Contract(s) Not Included in FY25 Annual Contracting Plan and Schedule

**NOTICE IS HEREBY GIVEN** that the Mayor will be entering into the following renewal(s)/amendment(s) of (a) contract(s) not included in the FY 2025 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Department of Design and Construction

Vendor: Tectonic Engineering Consultants Geologists and Land Surveyors

Description of Services to be Provided: Special Inspector to cover all required testing and inspections for Phase 2 of Staten Island 1 and 3 Garage Construction + SOLARGR10,

Anticipated Procurement Method: Amendment

Anticipated New Start Date: 2/21/2021

Anticipated New End Date: 5/1/2026

Anticipated Modifications to Scope: None

Reason for Renewal/Extension: Continued Services

Job Titles: Admin. Construction Project Manager NM, Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Environmental Engineer, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineering Intern, Construction Project Manager, Electrical Engineer, Engineering Technician, Mechanical Engineer, Mechanical Engineering Intern, Supervisor of Electrical Installations & Maintenance

Headcounts: 407

Agency: Department of Design and Construction

Vendor: AECOM USA Inc

Description of Services to be Provided: Infra-Design-DUMBO / VINEGAR HILL AREA-Phase II / BED-794

Anticipated Procurement Method: Amendment

Anticipated New Start Date: 1/7/2019

Anticipated New End Date: 10/1/2025

Anticipated Modifications to Scope: None

Reason for Renewal/Extension: Continued Services

Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern

Headcounts: 514

Agency: Department of Design and Construction

Vendor: Siddiqui Engineering, P.C

Description of Services to be Provided: infra Design-Non-Standard

Installs - Manhattan, Bronx, Queens

Anticipated Procurement Method: Amendment

Anticipated New Start Date: 3/27/2023

Anticipated New End Date: 8/29/2025

Anticipated Modifications to Scope: None

Reason for Renewal/Extension: Continued Services

Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern

Headcounts: 514

Agency: Department of Design and Construction

Vendor: Camp Dresser McKee & Smith

Description of Services to be Provided: Infra design-Safe Routes to

Transit: 86th Street, BED-828

Anticipated Procurement Method: Amendment

Anticipated New Start Date: 3/30/2020

Anticipated New End Date: 12/24/2025

Anticipated Modifications to Scope: None

Reason for Renewal/Extension: Continued Services

Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern

Headcounts: 514

Agency: Department of Design and Construction

Vendor: Cowi Consulting

Description of Services to be Provided: Infra Design-FY23 Non-Standard Pedestrian Ramp Upgrades

Anticipated Procurement Method: Amendment

Anticipated New Start Date: 3/29/2023

Anticipated New End Date: 6/15/2025

Anticipated Modifications to Scope: None

Reason for Renewal/Extension: Continued Services

Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern

Headcounts: 514

Agency: Department of Design and Construction

Vendor: Hardesty & Hanover/AKRF JV

Description of Services to be Provided: Design services for citywide raised crosswalks

Anticipated Procurement Method: Amendment

Anticipated New Start Date: 4/1/2023

Anticipated New End Date: 1/2/2029

Anticipated Modifications to Scope: REI Services including a CCL

Reason for Renewal/Extension: Continued Services

Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern

Headcounts: 514

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## CHANGES IN PERSONNEL

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AQUINO	NAELY M	10209	\$16.5000	APPOINTED	YES	12/29/24	072
BAILEY	KEVINA M	70410	\$92073.0000	RETIRED	NO	01/21/25	072
BASNYAT	AVET A	30087	\$106213.0000	RESIGNED	YES	01/12/25	072
BELENNABA	ABDOU	10209	\$15.5000	RESIGNED	YES	01/10/25	072
BRITO-PANI	DANIEL	10209	\$16.0000	RESIGNED	YES	01/10/25	072
BROWN	JERMAIN S	70410	\$101590.0000	RESIGNED	NO	01/12/25	072
BUTLER	AHMED	70410	\$101590.0000	RESIGNED	NO	01/12/25	072
CESPEDES	PETER	70410	\$52804.0000	RESIGNED	NO	01/09/25	072
CLARKE	SHANETTE C	70410	\$62139.0000	APPOINTED	NO	12/10/24	072
CORCINO	BRAUFFELI	70410	\$52804.0000	APPOINTED	NO	12/19/24	072
DAVIS	DANIELLE D	06998	\$242199.0000	INCREASE	YES	01/19/25	072
DEIDA	MEL	70410	\$52804.0000	RESIGNED	NO	01/08/25	072
DIANKHA	ADAMA	10209	\$16.0000	RESIGNED	YES	01/10/25	072
DOBOSH	STEPHANI	10209	\$16.0000	RESIGNED	YES	01/10/25	072
DUBOSE	ASHELY M	70410	\$52804.0000	RESIGNED	NO	01/24/25	072
ELLERBE	JANELLE	10209	\$16.0000	RESIGNED	YES	01/10/25	072
ESTIME	WILSON	70410	\$52804.0000	APPOINTED	NO	12/19/24	072
FLOESS	CLAUDIA A	70410	\$101590.0000	APPOINTED	NO	01/08/25	072
FONG	ERNEST	70410	\$101590.0000	DISMISSED	NO	01/15/25	072
FOSTER	TIFFANY M	70410	\$52804.0000	INCREASE	NO	12/19/24	072
GAUBATZ	JERMAINE A	81803	\$38957.0000	APPOINTED	YES	01/12/25	072
GIAMMARINO	JUSTIN	70410	\$101590.0000	RESIGNED	NO	01/17/25	072
HAMILTON	BENJAMIN T	70410	\$98155.0000	RESIGNED	NO	07/10/23	072
HONG	JUN	95714	\$142055.0000	RETIRED	YES	01/14/25	072
JEFFRIES	EDWARD	70410	\$101590.0000	RESIGNED	NO	01/13/25	072
JIMENEZ GENAO	ASHLEY	06839	\$68996.0000	RESIGNED	YES	01/09/25	072
JOHNSON	DASHEENA S	70410	\$101590.0000	DISMISSED	NO	11/21/24	072
JONES	CHNIELL D	70410	\$52804.0000	RESIGNED	NO	01/01/25	072
LACHOFF	ADAM W	70410	\$52804.0000	RESIGNED	NO	01/09/25	072
LANCE	ALEX	70410	\$101590.0000	RESIGNED	NO	01/10/25	072
LEMA	KIMBERLY S	10209	\$16.0000	RESIGNED	YES	01/10/25	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LEON	LEONARDO J	70410	\$52804.0000	TERMINATED	NO	12/21/24	072
LOPEZ	ERIC	70410	\$52804.0000	TERMINATED	NO	01/18/25	072
MERCER	PEPE A	70410	\$101590.0000	DISMISSED	NO	01/13/25	072
MOISE	MACKENDY	10209	\$16.0000	RESIGNED	YES	01/10/25	072
NUNEZ JR	LOREINNY F	10209	\$15.5000	RESIGNED	YES	01/10/25	072
PEGUERO HOLGUIN	LUIS A	70410	\$52804.0000	APPOINTED	NO	12/19/24	072
PELLERANO	SABRYNA R	70410	\$52804.0000	APPOINTED	NO	12/19/24	072
RAMIREZ RODRIGU	SILVIO	70410	\$52804.0000	APPOINTED	NO	12/19/24	072
REYNOLDS	KEVIN	70410	\$101590.0000	RETIRED	NO	01/16/25	072
RIBOUL	FRANCKY J	70410	\$52804.0000	RESIGNED	NO	01/18/25	072
SPIVEY	RODERICK	81803	\$38957.0000	APPOINTED	YES	01/12/25	072
TAPIA ROBLES	KATHERIN	06839	\$68996.0000	APPOINTED	YES	01/12/25	072
TORRES	JOSEPH M	70410	\$52804.0000	RESIGNED	NO	12/27/24	072
VARNAI	OREN	31142	\$125000.0000	RESIGNED	YES	01/28/22	072
WANG	BRIAN	70410	\$52804.0000	APPOINTED	NO	12/19/24	072
WILLIAMS	TRISHA R	10209	\$16.0000	RESIGNED	YES	01/10/25	072
YOUNG	SHANE M	10209	\$15.5000	RESIGNED	YES	01/10/25	072

MAYORS OFFICE OF CONTRACT SVCS  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LI	AMY	05277	\$71292.0000	RESIGNED	YES	01/22/25	082
PRICE	JUSTIN A	05277	\$56650.0000	APPOINTED	YES	01/12/25	082
RONG	JONATHAN	10209	\$17.2500	APPOINTED	YES	01/13/25	082

SEDILLO-HAMANN	MICHAEL A	0527A	\$205000.0000	APPOINTED	YES	01/05/25	082
YOHANNAN	JASMINE S	0527A	\$83000.0000	APPOINTED	YES	01/21/25	082

PUBLIC ADVOCATE  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
KEMPNER	DELANEY C	94508	\$76687.5000	RESIGNED	YES	01/01/19	101
SINGH	JAPNEET	94497	\$55000.0000	RESIGNED	YES	01/22/25	101
WATERMAN	EYNIQUE R	94507	\$56275.0000	INCREASE	YES	01/12/25	101

CITY COUNCIL  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CARANDA	JULIUS N	94427	\$90000.0000	RESIGNED	YES	09/27/23	102
EVANSON	KHIRY	94074	\$35000.0000	APPOINTED	YES	01/21/25	102
FELICIANO	DANNY	94425	\$31.0400	APPOINTED	YES	01/13/25	102
HAQUE	LABIBA	30184	\$40000.0000	RESIGNED	YES	10/06/24	102
HEILBRONER	QUENTIN	94074	\$65000.0000	APPOINTED	YES	01/21/25	102
KAGAN	ARI	94074	\$32375.0000	RESIGNED	YES	01/22/25	102
LAM	SARA I	94425	\$31.0400	APPOINTED	YES	01/21/25	102
LATCHMAN	FREDERIC T	94074	\$72100.0000	RESIGNED	YES	01/01/25	102
LOPEZ	ANNETTE M	94425	\$31.0400	APPOINTED	YES	01/13/25	102
LOWE	SAMANTHA	94074	\$65000.0000	APPOINTED	YES	01/21/25	102
MEALEY	CONNOR J	94451	\$93855.0000	RESIGNED	YES	01/19/25	102
MENDEZ GARCIA	JAN LUIS	94074	\$61000.0000	RESIGNED	YES	01/28/24	102
MENSAH	MICHELLE O	94425	\$31.0400	APPOINTED	YES	01/21/25	102
MONTALBANO	NICHOLAS P	94453	\$91031.0000	RESIGNED	YES	01/23/25	102
MOODY	AVERY M	94425	\$31.0400	APPOINTED	YES	01/13/25	102
NAVARRETE-PEREZ	BERENICE	94074	\$59988.0000	RESIGNED	YES	01/15/25	102
OMOTOSHO	OLUWAKEM	30183	\$75000.0000	RESIGNED	YES	01/17/25	102
SAAB	ALI	94074	\$32370.0000	APPOINTED	YES	01/05/25	102
SARFO	BRIAN K	40509	\$105000.0000	APPOINTED	YES	01/19/25	102

DEPARTMENT FOR THE AGING  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BROWN PHILLIPS	WILMA J	10084	\$114079.0000	RESIGNED	YES	01/01/25	125
CHIU	BING-CHU	13632	\$119330.0000	TERMINATED	NO	01/19/25	125
JOSEPH	DEBRA M	10124	\$75513.0000	RETIRED	NO	01/23/25	125
ZHU	SHIAO CH	10084	\$120095.0000	RESIGNED	YES	06/25/24	125

FINANCIAL INFO SVCS AGENCY  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LIZNOVA	RAISSA	95713	\$130000.0000	APPOINTED	YES	01/12/25	127
LUCAS	JOSEPH	13621	\$96563.0000	RETIRED	NO	01/06/25	127
OLEVIC	HAKO	95622	\$139000.0000	APPOINTED	YES	01/12/25	127

OFFICE OF CRIMINAL JUSTICE  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BERLINER	ROCHELLE S	95005	\$152982.0000	APPOINTED	YES	01/12/25	128
BROWN	JOAN B	95005	\$152982.0000	APPOINTED	YES	01/12/25	128
BURDICK	VANESSA M	95005	\$184885.0000	APPOINTED	YES	01/12/25	128
CHAVEZ	STEVEN	95005	\$152982.0000	APPOINTED	YES	01/12/25	128
CHEN	STEPHANI	0527A	\$106090.0000	APPOINTED	YES	01/12/25	128
CHU	DANIEL D	95005	\$152982.0000	APPOINTED	YES	01/12/25	128
DIFIORE	BARBARA A	95005	\$196145.0000	APPOINTED	YES	01/12/25	128
HUDMAN	KATHRYN H	95005	\$106090.0000	APPOINTED	YES	01/12/25	128
JOHNSON	KENDEA A	95005	\$173000.0000	APPOINTED	YES	01/12/25	128
KELLY	FRANK	95005	\$159000.0000	APPOINTED	YES	01/12/25	128
LOIGMAN	ANDREA S	95005	\$148526.0000	APPOINTED	YES	01/12/25	128
PIZZARIELLO	DIANE C	10025	\$98018.0000	APPOINTED	YES	05/13/24	128
RYAN	ISATAH M	06423	\$68959.0000	APPOINTED	YES	01/12/25	128
TAYLOR	ELIZABET A	06423	\$68959.0000	APPOINTED	YES	01/12/25	128

OFF OF PAYROLL ADMINISTRATION  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SMALLWOOD	TYANNA J	10251	\$55940.0000	APPOINTED	YES	01/12/25	131

CIVIL SERVICE COMMISSION  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
KUMMER	CAMERON R	30087	\$92446.0000	INCREASE	YES	06/02/24	134
ZAPPA	ARMAND R	30087	\$92446.0000	INCREASE	YES	06/02/24	134

LANDMARKS PRESERVATION COMM  
FOR PERIOD ENDING 01/31/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LAYUGAN	ANELA M	21744	\$97728.0000	APPOINTED	YES	01/22/25	136