

MINUTES OF THE MEETING OF THE NEW YORK CITY WATER BOARD

April 1, 2026

A meeting of the New York City Water Board (the “Board”) was held on Wednesday April 1, 2026 at 255 Greenwich Street, Manhattan, New York in the 8th floor conference room 8-S1/S2 beginning at approximately 8:30 a.m. The following members of the Board attended the meeting:

Arlene Shaw,

Alfonso Carney,

Adam Freed,

Richard Miller,

Udai Tambar, and

Daniel Zarrilli

constituting a quorum. Member Shaw arrived shortly after the Board began discussing the third agenda item involving the Queens groundwater system, with Member Freed serving as the acting chair until her arrival at the meeting, when Ms. Shaw began to chair the meeting, Member Carney joining the meeting and constituting part of the quorum via videoconference, and Michael Moore serving as Secretary of the meeting. Board officers Executive Director Nerissa Moray and Treasurer Omar Nazem were in attendance, along with the Department of Environmental Protection’s Deputy Commissioner of Customer Services Albert Kramer and from DEP’s Bureau of Water and Sewer Operations Andrew Kuchynsky, one of the bureau’s engineering staff members. David Womack and Phil Wasserman from the City’s Municipal Water Finance Authority were also present.

Approval of the Minutes

The first item on the agenda was approval of the minutes of the Board's previous meeting held on February 12, 2026. Upon a motion duly made and seconded, the minutes were approved unanimously by the Board members constituting the quorum.

Release from the Board's Leasehold of Well Station 1 (126-42 Metropolitan Avenue, Queens, Block 9272, Lot 21)

The next set of items on the agenda were five resolutions involving assets connected to the groundwater system in Queens. Acting chair Freed explained that the Board's consulting engineers at AECOM and Macan Deve has completed due diligence on the assets and determined that the assets could be released from the Board's lease on the City's water and sewer assets without adversely affecting DEP. In response to questions from Members Zarrilli and Freed about the profile of additional groundwater assets the Board might be asked to review in the future, Executive Director Moray explained that DEP still had several groundwater assets which the Board might be asked to review in the future and Mr. Kuchynsky explained that the remaining groundwater assets varied in terms of the type and condition of the asset.

The Board considered and voted on the five resolutions described in agenda items 3 through 7 with a single voice vote. Upon a motion duly made and seconded, the five resolutions allowing the release of the specified assets connected to the Queens groundwater system from the system leasehold were approved unanimously by the Board members constituting the quorum.

The first of the voting items involving the system lease, allowing the release of Well Station 1 (126-42 Metropolitan Avenue, Queens, Block 9272, Lot 21) from the lease, was approved pursuant to the Board's voice vote.

RESOLUTION

WHEREAS, in 1996, the City of New York acquired the assets of the Jamaica Water Supply Company which were located in Queens County, New York, with such assets including the assets involved in the access of groundwater supply, in particular a portfolio of groundwater wells and the associated landholdings; and

WHEREAS, the City's water supply continues to be supplied from water sources located north of the City, in particular the Catskill, Delaware, and Croton watershed systems, with the City relying on water conveyed from these watersheds; and

WHEREAS, the groundwater wells and associated landholdings involve ongoing operational costs for the repair and maintenance of the assets, including the time and expense of Department of Environmental Protection personnel involved with managing the assets, and would require significant capital investment prior to drawing water from the groundwater supply into the water supply system; and

WHEREAS, the City wishes to use the property associated with the groundwater wells for further public benefit; and

WHEREAS, the City has identified Well Station 1, located at 126-42 Metropolitan Avenue, Queens, Block 9272, Lot 21 as suitable for transfer to the City's Department of Citywide Administrative Services, in connection with ensuring the best use of the City's property for the public's benefit; and

WHEREAS, pursuant to Section 11.1(d) of the Lease between the City and Board, dated July 1, 1985, the City may, with the prior written consent of the Board, including receipt of a certificate signed by the Board's Consulting Engineer, dispose of real property covered by the Lease, as long as the conveyance does not materially adversely affect the revenues of the City's water or sewer system or impair the ability of the Board to make any payments required by the Lease or any other agreement to which the Board or City may be bound; and

WHEREAS, the Board received an opinion letter dated March 16, 2026 from the Board's Consulting Engineers at AECOM and Macan Deve indicating that the release of the property associated with Well Station 1 would not adversely impact the operation or financial profile of the water and wastewater system; and

WHEREAS, a diagram of the lot is attached to this resolution as an appendix; and

WHEREAS, it is the judgment of the Board that the release of the property associated with Well Station 1 from the Board's leasehold will not interfere with the operation and maintenance of the City's water or sewer system or the collection of revenues from the system, it is therefore

RESOLVED, that, pursuant to Section 11.1(d)(i) of the Lease, the Board hereby releases its leasehold interest in the conveyed property; and be it further

RESOLVED, that the officers of the Board be, and each of them hereby is authorized and empowered, in the name and on behalf of the Board, to grant such

consent and to take such other and further actions as the officers or any officer deems necessary or appropriate to effectuate the foregoing resolution.

Release from the Board's Leasehold of Tank Station 28 (118-50 128th Street, Queens, Block 11749, Lot 70)

The second of the voting items involving the system lease, allowing the release of Tank Station 28 (118-50 128th Street, Queens, Block 11749, Lot 70) from the lease, was approved pursuant to the Board's voice vote by the members constituting the quorum.

RESOLUTION

WHEREAS, in 1996, the City of New York acquired the assets of the Jamaica Water Supply Company which were located in Queens County, New York, with such assets including the assets involved in the access of groundwater supply, in particular a portfolio of groundwater wells and the associated landholdings; and

WHEREAS, the City's water supply continues to be supplied from water sources located north of the City, in particular the Catskill, Delaware, and Croton watershed systems, with the City relying on water conveyed from these watersheds; and

WHEREAS, the groundwater wells and associated landholdings involve ongoing operational costs for the repair and maintenance of the assets, including the time and expense of Department of Environmental Protection personnel involved with managing the assets, and would require significant capital

investment prior to drawing water from the groundwater supply into the water supply system; and

WHEREAS, the City wishes to use the property associated with the groundwater wells for further public purpose; and

WHEREAS, the City has identified Tank Station 28, located at 118-50 128th Street, Queens, Block 11749, Lot 70 as suitable for transfer to the City's Department of Citywide Administrative Services, in connection with ensuring the best use of the City's property for the public's benefit; and

WHEREAS, pursuant to Section 11.1(d) of the Lease between the City and Board, dated July 1, 1985, the City may, with the prior written consent of the Board, including receipt of a certificate signed by the Board's Consulting Engineer, dispose of real property covered by the Lease, as long as the conveyance does not materially adversely affect the revenues of the City's water or sewer system or impair the ability of the Board to make any payments required by the Lease or any other agreement to which the Board or City may be bound; and

WHEREAS, the Board received an opinion letter dated February 9, 2026 from the Board's Consulting Engineers at AECOM and Macan Deve indicating that the release of the property associated with Tank Station 28 would not adversely impact the operation or financial profile of the water and wastewater system; and

WHEREAS, a diagram of the lot is attached to this resolution as an appendix; and

WHEREAS, it is the judgment of the Board that the release of the property associated with Tank Station 28 from the Board's leasehold will not interfere with the operation and maintenance of the City's water or sewer system or the collection of revenues from the system, it is therefore

RESOLVED, that, pursuant to Section 11.1(d)(i) of the Lease, the Board hereby releases its leasehold interest in the conveyed property; and be it further

RESOLVED, that the officers of the Board be, and each of them hereby is authorized and empowered, in the name and on behalf of the Board, to grant such consent and to take such other and further actions as the officers or any officer deems necessary or appropriate to effectuate the foregoing resolution.

Release from the Board's Leasehold of Well Station 46 (120-47 193rd Street, Queens, Block 12675, Lot 59)

The third of the voting items involving the system lease, allowing the release of Well Station 46 (120-47 193rd Street, Queens, Block 12675, Lot 59) from the lease, was approved pursuant to the Board's voice vote by the members constituting the quorum.

RESOLUTION

WHEREAS, in 1996, the City of New York acquired the assets of the Jamaica Water Supply Company which were located in Queens County, New York, with such assets including the assets involved in the access of groundwater supply, in particular a portfolio of groundwater wells and the associated landholdings; and

WHEREAS, the City's water supply continues to be supplied from water sources located north of the City, in particular the Catskill, Delaware, and Croton watershed systems, with the City relying on water conveyed from these watersheds; and

WHEREAS, the groundwater wells and associated landholdings involve ongoing operational costs for the repair and maintenance of the assets, including the time and expense of Department of Environmental Protection personnel involved with managing the assets, and would require significant capital investment prior to drawing water from the groundwater supply into the water supply system; and

WHEREAS, the City wishes to use the property associated with the groundwater wells for further public purpose; and

WHEREAS, the City has identified Well Station 46, located at 120-47 193rd Street, Queens, Block 12675, Lot 59 as suitable for transfer to the City's Department of Citywide Administrative Services, in connection with ensuring the best use of the City's property for the public's benefit; and

WHEREAS, pursuant to Section 11.1(d) of the Lease between the City and Board, dated July 1, 1985, the City may, with the prior written consent of the Board, including receipt of a certificate signed by the Board's Consulting Engineer, dispose of real property covered by the Lease, as long as the conveyance does not materially adversely affect the revenues of the City's water or sewer system or impair the ability of the Board to make any payments required

by the Lease or any other agreement to which the Board or City may be bound;
and

WHEREAS, the Board received an opinion letter dated February 9, 2026 from the Board's Consulting Engineers at AECOM and Macan Deve indicating that the release of the property associated with Well Station 46 would not adversely impact the operation or financial profile of the water and wastewater system; and

WHEREAS, a diagram of the lot is attached to this resolution as an appendix; and

WHEREAS, it is the judgment of the Board that the release of the property associated with Well Station 46 from the Board's leasehold will not interfere with the operation and maintenance of the City's water or sewer system or the collection of revenues from the system, it is therefore

RESOLVED, that, pursuant to Section 11.1(d)(i) of the Lease, the Board hereby releases its leasehold interest in the conveyed property; and be it further

RESOLVED, that the officers of the Board be, and each of them hereby is authorized and empowered, in the name and on behalf of the Board, to grant such consent and to take such other and further actions as the officers or any officer deems necessary or appropriate to effectuate the foregoing resolution.

Release from the Board's Leasehold of Tank Station 1 (133 Audley Street, Queens, Block 3324, Lot 14)

The fourth of the voting items involving the system lease, allowing the release of Tank Station 1 (133 Audley Street, Queens, Block 3324, Lot 14) from the lease, was approved pursuant to the Board's voice vote by the members constituting the quorum.

RESOLUTION

WHEREAS, in 1996, the City of New York acquired the assets of the Jamaica Water Supply Company which were located in Queens County, New York, with such assets including the assets involved in the access of groundwater supply, in particular a portfolio of groundwater wells and the associated landholdings; and

WHEREAS, the City's water supply continues to be supplied from water sources located north of the City, in particular the Catskill, Delaware, and Croton watershed systems, with the City relying on water conveyed from these watersheds; and

WHEREAS, the groundwater wells and associated landholdings involve ongoing operational costs for the repair and maintenance of the assets, including the time and expense of Department of Environmental Protection personnel involved with managing the assets, and would require significant capital investment prior to drawing water from the groundwater supply into the water supply system; and

WHEREAS, the City wishes to use the property associated with the groundwater wells for further public purpose; and

WHEREAS, the City has identified Tank Station 1, located at 133 Audley Street, Queens, Block 3324, Lot 14 as suitable for transfer to the City's Department of Citywide Administrative Services, in connection with ensuring the best use of the City's property for the public's benefit; and

WHEREAS, pursuant to Section 11.1(d) of the Lease between the City and Board, dated July 1, 1985, the City may, with the prior written consent of the Board, including receipt of a certificate signed by the Board's Consulting Engineer, dispose of real property covered by the Lease, as long as the conveyance does not materially adversely affect the revenues of the City's water or sewer system or impair the ability of the Board to make any payments required by the Lease or any other agreement to which the Board or City may be bound; and

WHEREAS, the Board received an opinion letter dated February 9, 2026 from the Board's Consulting Engineers at AECOM and Macan Deve indicating that the release of the property associated with Tank Station 1 would not adversely impact the operation or financial profile of the water and wastewater system; and

WHEREAS, a diagram of the lot is attached to this resolution as an appendix; and

WHEREAS, it is the judgment of the Board that the release of the property associated with Tank Station 1 from the Board's leasehold will not interfere with the operation and maintenance of the City's water or sewer system or the collection of revenues from the system, it is therefore

RESOLVED, that, pursuant to Section 11.1(d)(i) of the Lease, the Board hereby releases its leasehold interest in the conveyed property; and be it further

RESOLVED, that the officers of the Board be, and each of them hereby is authorized and empowered, in the name and on behalf of the Board, to grant such consent and to take such other and further actions as the officers or any officer deems necessary or appropriate to effectuate the foregoing resolution.

Release from the Board's Leasehold of Tank Station 33 (161-02 132nd Avenue, Queens, Block 12287, Lot 30)

The fifth of the voting items involving the system lease, allowing the release of Tank Station 33 (161-02 132nd Avenue, Queens, Block 12287, Lot 30) from the lease, was approved pursuant to the Board's voice vote by the members constituting the quorum.

RESOLUTION

WHEREAS, in 1996, the City of New York acquired the assets of the Jamaica Water Supply Company which were located in Queens County, New York, with such assets including the assets involved in the access of groundwater supply, in particular a portfolio of groundwater wells and the associated landholdings; and

WHEREAS, the City's water supply continues to be supplied from water sources located north of the City, in particular the Catskill, Delaware, and Croton watershed systems, with the City relying on water conveyed from these watersheds; and

WHEREAS, the groundwater wells and associated landholdings involve ongoing operational costs for the repair and maintenance of the assets, including the time and expense of Department of Environmental Protection personnel involved with managing the assets, and would require significant capital investment prior to drawing water from the groundwater supply into the water supply system; and

WHEREAS, the City wishes to use the property associated with the groundwater wells for further public purpose; and

WHEREAS, the City has identified Tank Station 33, located at 161-02 132nd Avenue, Queens, Block 12287, Lot 30 as suitable for transfer to the City's Department of Citywide Administrative Services, in connection with ensuring the best use of the City's property for the public's benefit; and

WHEREAS, pursuant to Section 11.1(d) of the Lease between the City and Board, dated July 1, 1985, the City may, with the prior written consent of the Board, including receipt of a certificate signed by the Board's Consulting Engineer, dispose of real property covered by the Lease, as long as the conveyance does not materially adversely affect the revenues of the City's water or sewer system or impair the ability of the Board to make any payments required by the Lease or any other agreement to which the Board or City may be bound; and

WHEREAS, the Board received an opinion letter dated February 9, 2026 from the Board's Consulting Engineers at AECOM and Macan Deve indicating that the release of the property associated with Tank Station 33 would not

adversely impact the operation or financial profile of the water and wastewater system; and

WHEREAS, a diagram of the lot is attached to this resolution as an appendix; and

WHEREAS, it is the judgment of the Board that the release of the property associated with Tank Station 33 from the Board's leasehold will not interfere with the operation and maintenance of the City's water or sewer system or the collection of revenues from the system, it is therefore

RESOLVED, that, pursuant to Section 11.1(d)(i) of the Lease, the Board hereby releases its leasehold interest in the conveyed property; and be it further

RESOLVED, that the officers of the Board be, and each of them hereby is authorized and empowered, in the name and on behalf of the Board, to grant such consent and to take such other and further actions as the officers or any officer deems necessary or appropriate to effectuate the foregoing resolution.

Approval of Committee Appointments to the Board's Joint Audit Committee with the New York City Municipal Water Finance Authority

WHEREAS, the New York City Water Board (the "Board") and the New York City Municipal Water Finance Authority (the "Authority") established a joint Audit Committee (the "Committee") and adopted an Audit Committee Charter (the "Charter") in light of their joint role in the financial operations of the water and wastewater system of the City of New York; and

WHEREAS, pursuant to Section II.a.iv. of the Charter, the Committee includes three members of the Board; and

WHEREAS, there is currently one Board member vacancy on the Committee, the two occupied seats on the committee are held by Alfonso Carney and Adam Freed, and it is the desire of Member Carney, following his return to regular Board service after his retirement as the Board's Chairman, to allow new appointments to the Committee; it is therefore

RESOLVED, that Richard Miller and Arlene Shaw are hereby appointed as members of the Audit Committee, joining current Board member Adam Freed as the Board's three representatives to the Committee; and it is further

RESOLVED, that in the event of the unavailability or absence of any of the committee members from a meeting, any other Board member may serve as an alternate committee member at that meeting.

Update on System Revenues and Financial Topics

Executive Director Moray described the Board's strong revenue performance, and explained the postponement of the City's tax lien sale for the current fiscal year. Deputy Commissioner Albert Kramer presented an update to the Board, describing DEP's involvement in the process to determine how the lien sale might be administered in the future, and described the importance of the lien sale in helping customers to manage their account balances and to protect the system's revenues. Member Miller asked for a description of how DEP worked with customers with account arrears, with Deputy Commissioner Kramer explaining that besides the lien sale DEP had a number of other revenue enforcement tools, including water service disconnections. Member Freed noted that efforts by utilities to ensure bill payment helped to ensure both revenues as well as the equitable allocation of the costs of the utility. Board chair Shaw characterized the lien sale process as constructive, noting that DEP and the Board, as well as City Hall, played important roles in determining how to approach the tax lien sale. Member

Zarrilli asked if it was possible to characterize how the water and sewer system's credit ratings might be affected by the City's financial picture. Executive Director Moray explained that the water and sewer system's credit ratings were independent of the City's credit ratings, and that the water and sewer system's credit ratings remained unaffected by considerations involving the City's finances. In response another question from Member Zarrilli, David Womack from the City's Water Finance Authority explained that the market pricing of water and sewer bonds was not usually influenced by market factors specific to the City's own bonds, also mentioning that overall economic factors played a role in influencing ratepayers.

Update on Discussions with the New York State Environmental Facilities Corporation

Executive Director Moray provided an update to the Board on discussions involving the State's Environmental Facilities Corporation, the New York State entity that administers state-sponsored water and wastewater financings and grants. The discussions include \$25 million of state funds to support customer affordability programs for the Board's ratepayers, with the funds expected to be directed over several years to the Board's small property owner bill credit program, affordable multi-family property bill credit program, and a new program focused on negotiated affordability benefits for multi-family properties.

Adjournment

There being no further business to come before the Board, upon motion duly made and seconded, the meeting was adjourned.

/S/
SECRETARY