

# Grantee: Empire State Development Corporation (NYS)

**Grant: B-02-DW-36-0001**

**October 1, 2024 thru December 31, 2024**

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<b>Grant Number:</b> B-02-DW-36-0001	<b>Obligation Date:</b> 06/07/2002	<b>Award Date:</b>
<b>Grantee Name:</b> Empire State Development	<b>Contract End Date:</b>	<b>Review by HUD:</b> Original - In Progress
<b>Grant Award Amount:</b> \$2,000,000,000.00	<b>Grant Status:</b> Active	<b>QPR Contact:</b> No QPR Contact Found
<b>LOCCS Authorized Amount:</b> \$2,000,000,000.00	<b>Estimated PI/RL Funds:</b> \$12,142.44	

**Total Budget:**  
\$2,000,012,142.44

## Disasters:

**Declaration Number**  
FEMA-1391-NY

## Narratives

### Disaster Damage:

The Lower Manhattan Development Corporation was created in the aftermath of September 11, 2001 by Governor Pataki and then-Mayor Giuliani to help plan and coordinate the rebuilding and revitalization of Lower Manhattan, defined as everything south of Houston Street. The LMDC is a joint State-City corporation governed by a 8-member Board of Directors (Formerly 16 - member), half appointed by the Governor of New York and half by the Mayor of New York. LMDC is charged with ensuring Lower Manhattan recovers from the attacks and emerges even better than it was before. The centerpiece of LMDCs efforts is the creation of a permanent memorial honoring those lost, while affirming the democratic values that came under attack on September 11. The United States Department of Housing and Urban Development appropriated \$2 billion to fund the Lower Manhattan Development Corporations initiatives.

### Recovery Needs:

The World Trade Center attacks resulted in a staggering loss of life and extensive physical destruction to Lower Manhattan. Approximately 30 million square feet of commercial space was damaged or eliminated, and seven buildings in the World Trade Center site were completely leveled. Critical transportation infrastructure was disrupted or obliterated, including the PATH station, the 1/9 subway line and sections of Route 9A and Church Street. Vehicular access to the area south of Canal Street was prohibited for seven days. As a result of the tragedy, residential occupancy rates in the immediate region dropped to 60%, over 100,000 jobs were displaced, and small and large businesses struggled to maintain viability.

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,118,876,257.00
<b>Total Budget</b>	\$0.00	\$2,000,000,000.00
<b>Total Obligated</b>	\$0.00	\$1,968,262,674.70
<b>Total Funds Drawdown</b>	\$334,660.41	\$1,961,068,120.34
<b>Program Funds Drawdown</b>	\$334,660.41	\$1,961,055,977.90
<b>Program Income Drawdown</b>	\$0.00	\$12,142.44
<b>Program Income Received</b>	\$0.00	\$12,142.44
<b>Total Funds Expended</b>	\$0.00	\$1,823,481,877.68
<b>HUD Identified Most Impacted and Distressed</b>	\$0.00	\$0.00



<b>Other Funds</b>	\$ 0.00	\$ 118,876,257.00
Match Funds	\$ 0.00	\$ 118,876,257.00
Non-Match Funds	\$ 0.00	\$ 0.00

## Funds Expended

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
ABC No Rio, Inc.	\$ 0.00	\$ 0.00
City of New York DOT	\$ 0.00	\$ 252,524.93
Clemente Soto Velez	\$ 0.00	\$ 394,790.65
Common Ground Community II HDFC	\$ 0.00	\$ 250,000.00
Cultural Enhancement Fund - Capital	\$ 0.00	\$ 18,418,005.63
Cultural Enhancement Fund - Planning	\$ 0.00	\$ 7,962,780.34
Empire State Development Corporation (ESD)	\$ 0.00	\$ 353,253,775.81
Florentine Festivals USA	\$ 0.00	\$ 250,000.00
Friends of The New York City Fire Department Collection	\$ 0.00	\$ 52,252.04
H.T. Dance	\$ 0.00	\$ 109,904.00
Hamilton Madison House	\$ 0.00	\$ 179,212.63
Alliance for Downtown New York	\$ 0.00	\$ 4,500,000.00
Hudson River Park Trust	\$ 0.00	\$ 72,599,999.99
LMCC	\$ 0.00	\$ 881,965.00
LMDC and State of NY Museum	\$ 0.00	\$ 126,816.08
Lower East Side Tenement Museum	\$ 0.00	\$ 400,000.00
Lower Manhattan Cultural Council	\$ 0.00	\$ 288,775.00
Lower Manhattan Development Corporation	\$ 0.00	\$ 358,723,135.32
Lower Manhattan Development Corporation -	\$ 0.00	\$ 7,493,230.13
Lower Manhattan Development Corporation with	\$ 0.00	\$ 15,144,461.68
Lower Manhattan Development Corporation with the New	\$ 0.00	\$ 8,514,921.12
Lower Manhattan Development Corporation, NYC Economic	\$ 0.00	\$ 4,820,945.38
Asian Americans for Equality	\$ 0.00	\$ 270,482.85
Lower Manhattan Transportation Planning	\$ 0.00	\$ 3,172,000.00
MFY Legal Services Inc.	\$ 0.00	\$ 500,000.00
Manhattan Youth Recreation & Resources	\$ 0.00	\$ 500,000.00
Municipal Art Society	\$ 0.00	\$ 3,695,000.00
Museum of American Finance	\$ 0.00	\$ 99,500.00
Museum of the City of New York	\$ 0.00	\$ 1,999,920.00
NYC EDC and Performing Arts Center	\$ 0.00	\$ 181,971.25
New Amsterdam Public Market Association, Inc.	\$ 0.00	\$ 228,797.87
New Museum	\$ 0.00	\$ 100,000.00
New York Asian Women's Center	\$ 0.00	\$ 266,462.02
Battery Dance Company	\$ 0.00	\$ 124,810.22
New York City Department of Environmental Protection	\$ 0.00	\$ 0.00
New York City - SBS / EDC	\$ 0.00	\$ 0.00
New York City Department of Design and Construction	\$ 0.00	\$ 309,969.00
New York City Department of Education and/or School	\$ 0.00	\$ 3,000,000.00
New York City Department of Housing and Preservation	\$ 0.00	\$ 6,200.00
New York City Department of Parks and Recreation	\$ 0.00	\$ 35,021,528.14
New York City Department of Planning, New York City	\$ 0.00	\$ 3,808,543.71
New York City Department of Small Business Services	\$ 0.00	\$ 8,379,858.77
New York City Department of Transportation	\$ 0.00	\$ 4,773,635.04
New York City Economic Development Corporation	\$ 0.00	\$ 29,279,462.56
Battery Park City Authority	\$ 0.00	\$ 0.00
New York City Economic Development Corporation.	\$ 0.00	\$ 142,358,862.33
New York City Health and Hospitals Corporation	\$ 0.00	\$ 820,000.00
New York City School Construction Authority, New York City	\$ 0.00	\$ 23,000,000.00
New York Public Radio	\$ 0.00	\$ 178,705.22
New York State Department of Transportation	\$ 0.00	\$ 2,417,438.51
New York State Department of Transportation; Port	\$ 0.00	\$ 22,361,532.23



New York University	\$ 0.00	\$ 500,000.00
Pace university	\$ 0.00	\$ 1,000,000.00
Paul Taylor Dance Foundation	\$ 0.00	\$ 250,000.00
Port Authority of New York and New Jersey	\$ 0.00	\$ 4,184,307.14
Children's Museum of the Arts	\$ 0.00	\$ 227,442.56
Public Art Fund	\$ 0.00	\$ 243,461.85
September 11th Families Association	\$ 0.00	\$ 3,000,000.00
Sound Portraits Productions	\$ 0.00	\$ 866,021.13
Southbridge Adult and Senior Citizen Activity Center	\$ 0.00	\$ 97,374.25
State of NY Museum	\$ 0.00	\$ 63,418.33
The Alliance for Downtown New York	\$ 0.00	\$ 700,000.00
The Chinatown LDC will assume management of the	\$ 0.00	\$ 1,160,000.00
The Drawing Center	\$ 0.00	\$ 2,000,000.00
The Eductaional Alliance	\$ 0.00	\$ 300,000.00
The Flea Theater	\$ 0.00	\$ 500,000.00
Chinatown LDC and City of NY	\$ 0.00	\$ 5,887,693.23
The Fund For Public Schools	\$ 0.00	\$ 1,397,111.47
The National September 11 Memorial & Museum at the	\$ 0.00	\$ 285,357,440.25
The New York City Department of Housing Preservation	\$ 0.00	\$ 21,000,000.00
The New York City Department of Housing Preservation	\$ 0.00	\$ 20,200,000.00
The Wooster Group	\$ 0.00	\$ 250,000.00
Tribeca Film Festival	\$ 0.00	\$ 3,247,728.00
University Settlement Society of New York, Inc.	\$ 0.00	\$ 263,846.00
WTC Memorial Foundation	\$ 0.00	\$ 70,268,532.24
City Parks Foundation	\$ 0.00	\$ 499,506.78
City University of New York	\$ 0.00	\$ 15,000,000.00

## Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	.00%	3.75%	2.07%
Minimum Non Federal Match	\$ .00	\$27,500,000.00	\$118,876,257.00
Overall Benefit Amount	\$ .00	\$71,080,000.00	\$39,342,674.70
Limit on Public Services	\$ .00	\$91,606,544.78	\$90,479,123.31
Limit on Admin/Planning	\$ .00	\$103,592,568.10	\$103,332,972.21
Limit on Admin	\$ .00	\$74,263,368.63	\$74,003,772.74
Most Impacted and Distressed	\$ .00	\$ .00	\$ .00

## Overall Progress Narrative:

**No Narrative Found**

## Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0002, Business Recovery Program	\$0.00	\$218,728,643.42	\$218,728,643.42
0006, Job Creation & Attraction Program	\$0.00	\$115,573,070.00	\$115,573,070.00
0007, Small Firm Attraction & Retention	\$0.00	\$27,625,391.07	\$27,625,391.07
0101, Residential Grant Program	\$0.00	\$236,057,064.12	\$236,057,064.12
0102, Employment Training Assistance	\$0.00	\$337,771.00	\$337,771.00
0103, Interim Memorial	\$0.00	\$309,969.00	\$309,969.00



0121, Columbus Park Pavillion	\$0.00	\$767,406.31	\$767,406.31
0122, History & Heritage Marketing	\$0.00	\$4,612,619.00	\$4,612,619.00
0141, Downtown Alliance Streetscape	\$0.00	\$4,000,000.00	\$4,000,000.00
0142, NYSE Security Improvements	\$0.00	\$24,891,702.66	\$24,891,702.66
0143, Parks+&+Open+Spaces	\$0.00	\$37,428,323.58	\$37,428,323.58
0144, Hudson River Park Improvement	\$0.00	\$74,100,000.00	\$74,100,000.00
0145, Millenium High School	\$0.00	\$0.00	\$0.00
0146, West Street Pedestrian Connection	\$0.00	\$22,361,533.23	\$22,361,533.23
0147, BRIDGE	\$0.00	\$13,090,900.00	\$13,090,900.00
0148, LM Communication Outreach	\$0.00	\$1,000,000.00	\$1,000,000.00
0149, Pace Green Roof Design	\$0.00	\$0.00	\$0.00
0151, Chinatown Tourism Marketing	\$0.00	\$1,160,000.00	\$1,160,000.00
0152, Lower Manhattan Info	\$0.00	\$2,548,555.98	\$2,548,555.98
0171, WTC Site	\$38.79	\$659,578,783.00	\$658,451,361.53
0172, Lower Manhattan Tourism Programs	\$0.00	\$3,950,000.00	\$3,950,000.00
0240, East River Waterfront	\$0.00	\$157,582,391.03	\$157,582,391.03
0241, Lower Manhattan Street Management	\$0.00	\$8,957,942.22	\$8,957,942.22
0243, East Side K-8 School	\$0.00	\$23,000,000.00	\$23,000,000.00
0244, Fitterman Hall	\$0.00	\$15,000,000.00	\$15,000,000.00
0245, Chinatown Projects	\$0.00	\$6,290,752.90	\$6,290,752.90
0246, Lower Manhattan Business Expansion	\$0.00	\$2,670,000.00	\$2,670,000.00
0600, Lower Manhattan Housing	\$0.00	\$86,280,000.00	\$54,542,674.70
0708, Lower Manhattan Public Service Programs	\$0.00	\$7,857,921.13	\$7,857,921.13
0901, Planning & Administration	\$0.00	\$99,993,781.79	\$99,723,039.45
1101, Community & Cultural Enhancements	\$275,000.00	\$84,582,343.60	\$84,581,347.60
1102, Drawing Center	\$0.00	\$2,000,000.00	\$2,000,000.00
1200, Fulton Corridor	\$0.00	\$29,342,328.18	\$29,342,328.18
1301, Economic Development	\$0.00	\$6,928,417.90	\$6,928,417.90
1302, Transportation Improvements	\$59,621.62	\$15,692,388.89	\$9,884,851.89
1343, Education - Other	\$0.00	\$3,000,000.00	\$3,000,000.00
7744, Hudson River Park	\$0.00	\$2,700,000.00	\$2,700,000.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00

## Activities

**Project # / 0171 / WTC Site**



## Grantee Activity Number: 0171-WTC-SHIP

### Activity Title: WTC SHIP

**Activity Type:**

Public services

**Project Number:**

0171

**Projected Start Date:**

07/12/2010

**Benefit Type:**

N/A

**National Objective:**

Urgent Need

**Activity Status:**

Under Way

**Project Title:**

WTC Site

**Projected End Date:**

12/30/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

LMDC and State of NY Museum

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$2,100,000.00
<b>Total Budget</b>	\$0.00	\$2,100,000.00
<b>Total Obligated</b>	\$0.00	\$2,100,000.00
<b>Total Funds Drawdown</b>	\$38.79	\$972,578.53
<b>Program Funds Drawdown</b>	\$38.79	\$972,578.53
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$217,745.69
LMDC and State of NY Museum	\$0.00	\$126,816.08
Lower Manhattan Development Corporation	\$0.00	\$27,511.28
State of NY Museum	\$0.00	\$63,418.33
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

In 2004, as part of LMDC’s environmental obligations for the World Trade Center site, LMDC entered into an agreement regarding historic resources with the NYS Historic Preservation Office and the federal Advisory Council on Historic Preservation (“the Programmatic Agreement”). Under this agreement, if an historic resource is found during the site’s reconstruction, state and federal officials need to be notified and a mitigation plan developed for the historic resource, subject to consultation with approximately 40 consulting parties identified in that agreement.

On July 13, 2010 archaeologists monitoring excavation of the WTC Site observed the curved timbers of the lower hull of what proved to be the stern of an 18th century ship. After the remnants were uncovered, LMDC assembled a team of ship experts and conservators to develop and execute a short-term mitigation plan so the ship could be removed from the site in a controlled manner before its condition was threatened by exposure to



the elements. The effort included protecting, recording, excavating, disassembling, packaging, and removing the vessel's components and associated artifacts from the project site.

A year later remnants of the bow were discovered on the site. As a result of LMDC's efforts, remnants from both the bow and stern are currently in stable condition and are being stored at the Center for Maritime Archaeology and Conservation at Texas A&M University.

The NYS Historic Preservation Office has determined the ship is eligible for listing on the National Register of Historic Places. Only about a dozen colonial-era merchant ships have ever been professionally recorded nationwide. The WTC Ship is significant for its association with the rise in prominence of New York's port during the late 18th century, its association with the development of New York City's Hudson River shoreline, and for being an early example of a Hudson River Sloop.

After all the ship's materials were removed and analyzed, LMDC contacted institutions in the New York metropolitan area to determine their interest in displaying the WTC ship. The institution that expressed the greatest interest was the New York State Museum in Albany. The Museum intends to make the ship a centerpiece. The museum already displays a collection of materials from the World Trade Center and objects from the international response to the events of September 11, 2001.

LMDC has amended the Final Action Plan and Partial Action Plan 11 to re-allocate up to \$2,100,000 from the Community and Cultural Enhancement Funds to provide for the preservation, reconstruction, and display of the World Trade Center Ship. This work may include analysis, cleaning, stabilization, freeze drying, reconstruction, potential fabrication of missing parts, assembly of an exhibit, and preparation of interpretive materials. Because this phase of the work is expected to last as many as seven years, it is expected that LMDC would begin this work using its consultants and would later transfer ownership of the ship to the Museum and the Museum would complete the work through its Subrecipient agreement.

The proposed transfer of the ship to the Museum for public display, which constitutes the proposed mitigation effort required by the 2004 agreement regarding historic resources preservation, is subject to consultation with the State Historic Preservation Office, the federal Advisory Council on Historic Preservation, and "consulting parties" which have been identified to consider World Trade Center historic issues. LMDC staff would consider the comments of the consulting parties before modifying or finalizing the mitigation plan, as appropriate.

This plan would constitute the full mitigation required by the April 22, 2004 Programmatic Agreement for the WTC Memorial and Redevelopment Plan and would not cause any significant adverse effects under the State Environmental Quality Review Act.

### Location Description:

WTC, Texas A&M, and State of NY Museum (Albany, NY)

### Activity Progress Narrative:

During the fourth quarter of 2024, \$39.00 was paid from this activity while an additional \$28,878 reimbursement request from Texas A&M was processed for payment for their conservation work on the World Trade Center Ship. The New York State Historic Preservation Mitigation Plan requires reconstruction and display of all or part of the preserved ship remnants at the New York State Museum (Museum). The Mitigation Plan also requires the Museum to maintain the associated artifacts and make them available to researchers. LMDC transferred rights to the WTC Ship to the Museum by Curation Agreement and Deed of Gift in 2016. The Deed of Gift requires LMDC to fund a third-party, Texas A&M, to provide conservation work on the WTC Ship, and to provide funding pursuant to an agreement directly to the Museum for the curation of the WTC ship and associated artifacts. In exchange, the Museum committed to "publicly exhibit all or part of the WTC Ship remnant timbers, and to accept the associated artifacts and make them available to researchers." Texas A&M has maintained that Phase 2 work which includes the design and construction of a movable cradle for the ship remained on schedule and that they have been in communication with the Museum to coordinate efforts and ensure what is being done by Texas A&M is what is expected from the Museum as the Museum has curatorial discretion. Unfortunately, a critical piece of equipment essential to the ongoing conservation of the Ship remnants failed. Texas A&M has been having trouble with the equipment for months but was able to keep it operational until the second half of 2024. Software updates and other repairs were underway throughout the latter part of 2024 resulting in a need to adjust the timeline. In the middle of December, we received word that the equipment was 100% operational. Conservation work continued and the timeline was updated. Our contract is in the process of being extended and the WTC Ship and remnants is expected to be delivered to the Museum by June 2025. With the help of Empire State Development (ESD), funding agreement discussions with the Museum have resumed.

### Accomplishments Performance Measures

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



### **Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

### **Activity Locations**

**No Activity Locations found.**

### **Other Funding Sources**

No Other Funding Sources Found

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

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

**Project # / 0600 / Lower Manhattan Housing**



## Grantee Activity Number: HSNB-0600

### Activity Title: Affordable Housing

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0600

**Projected Start Date:**

12/31/2006

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

Low/Mod

**Activity Status:**

Under Way

**Project Title:**

Lower Manhattan Housing

**Projected End Date:**

12/31/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

New York City Department of Housing and

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$45,080,000.00
<b>Total Budget</b>	\$0.00	\$45,080,000.00
<b>Total Obligated</b>	\$0.00	\$13,342,674.70
<b>Total Funds Drawdown</b>	\$0.00	\$13,342,674.70
<b>Program Funds Drawdown</b>	\$0.00	\$13,342,674.70
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$6,200.00
New York City Department of Housing and	\$0.00	\$6,200.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

PROJECT DESCRIPTION: LMDC has allocated \$12,800,000 working with the New York City Housing Preservation Department and the New York State Homes and Community Renewal to identify and administer projects that (1) provide affordable housing for low, moderate and middle income residents through the preservation of Mitchell Lama or other affordable housing complexes, acquisition of new land or properties for affordable housing or the creation of incentives for the private sector to develop affordable housing; (2) are located in Lower Manhattan; (3) spend up to \$1,000,000 per dwelling unit preserved or created; and (4) are consistent with the goals and principles outlined in HPDs. The New Housing Marketplace: Creating Housing for the Next Generation.

SCHEDULE: Projects funded by the Affordable Housing Program were originally expected to be identified by December 31, 2012. The program was redefined to meet current market conditions.

PROGRAM OBJECTIVE: The creation of affordable housing is as a key component of a strong and vibrant Lower Manhattan community. As stated in LMDCs Principles and Revised Preliminary Blueprint for the future of Lower Manhattan expanding the residential population would create a strong sense of community throughout Lower Manhattan, and this housing must be for a wide variety of income levels. The Affordable Housing Program would help achieve that outcome.





**BENEFICIARIES:** The Affordable Housing Program will benefit moderate and low income residents of Lower Manhattan.  
**TOTAL ESTIMATED COST:** This Final Action Plan has allocated approximately \$13,980,000 of federal funds to date for affordable housing. This amount may be increased if other funds become available for reallocation. Other government and/or private resources may supplement these funds.

**Location Description:**

The project area for the Affordable Housing Program is defined as Manhattan, south of Houston Street.

**Activity Progress Narrative:**

No payments were charged to this activity during the fourth quarter of 2024. In the third quarter of 2023, as contemplated by LMDC for several years, Partial Action Plans were amended officially transferring unused and available funds from various other activities to this Affordable Housing activity. For years a viable affordable housing project had not been identified but over the past few years strong consideration has been given to possibly using these funds as part of the planned WTC Site 5 mixed use development project. The reallocation and preservation of these funds for affordable housing is in line with requests from local elected officials and community advocates to preserve available LMDC funds for affordable housing. As a result, \$31,737,325 of this \$45,080,000 activity budget remains available for affordable housing projects including the possibility of deepening the affordability of the affordable housing units in the planned WTC Site 5 development. Once the specific use of these funds is determined the contract commitment request will be presented to the LMDC Board for approval. LMDC and its parent corporation, Empire State Development continue working with New York City and State housing agencies and local elected officials to identify and implement the best use of the available affordable housing funds.

**Accomplishments Performance Measures**

	This Report Period Total	Cumulative Actual Total / Expected Total
<b># of Housing Units</b>	0	120/120

**Beneficiaries Performance Measures**

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
<b># of Households</b>	0	0	0	120/60	120/60	240/120	100.00

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

No Other Funding Sources Found

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Activity Supporting Documents:** None

**Project # / 0901 / Planning & Administration**



## Grantee Activity Number: Admin-7700

### Activity Title: Admin-7700

**Activity Type:**

Administration

**Project Number:**

0901

**Projected Start Date:**

01/31/2002

**Benefit Type:**

N/A

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

Planning & Administration

**Projected End Date:**

12/30/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

Lower Manhattan Development Corporation

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$72,401,368.63
<b>Total Budget</b>	\$0.00	\$72,401,368.63
<b>Total Obligated</b>	\$0.00	\$72,401,368.63
<b>Total Funds Drawdown</b>	\$0.00	\$72,141,772.74
<b>Program Funds Drawdown</b>	\$0.00	\$72,130,626.30
<b>Program Income Drawdown</b>	\$0.00	\$11,146.44
<b>Program Income Received</b>	\$0.00	\$11,146.44
<b>Total Funds Expended</b>	\$0.00	\$70,442,550.64
Lower Manhattan Development Corporation	\$0.00	\$70,442,550.64
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

LMDC GENERAL ADMINISTRATION --- LMDC engages in broad planning and administration activities relating to the recovery, remembrance, and rebuilding efforts in Lower Manhattan, defined by LMDC as the entire area of Manhattan south of Houston Street.---LMDCs administration activities include extensive public information and coordination activities relating to its LMDC planning work. As part of its coordination activities, LMDC serves as a facilitator of outreach and discussions between affected communities as well as the public at large and government agencies and officials. LMDCs public information work includes: large scale public meetings and hearings; periodic printed newsletters and reports; an up-to-date, comprehensive, and interactive web site (www.RenewNYC.com); extensive electronic communications; and other public outreach and participation efforts. In addition, LMDC maintains its network of community contacts through its advisory councils.---LMDC's administration activities also include all functions necessary to administer the Community Development Block Grants including financial operations, legal services, monitoring, auditing, investigations, and general administrative and office functions.---HUD has authorized the use of up to 5% of the total grant to LMDC for costs associated with planning and administration activities, including costs for overhead, personnel, and consultants.



### Location Description:

General administrative activities are centralized in LMDC's office at: 22 Cortlandt Street, New York, NY, 10007, and cover activities within Lower Manhattan.

### Activity Progress Narrative:

LMDC staff continued to carry out its community development, grant management, project oversight, environmental and regulatory compliance monitoring, project coordination, and payment processing responsibilities. LMDC staff monitored the activities of nine grant recipients (subrecipients) and consultants. We amended one subrecipient agreement and closed one project agreement while moving several other projects closer to completion. LMDC staff distributed \$850,037 to subrecipients and consultants furthering the redevelopment of lower Manhattan while expending \$51,037 in administrative funding during the fourth quarter of 2024 none of which was charged to this activity. All administrative spending in the fourth quarter of 2024 was charged to grant B-02-DW-36-0002 leaving the funds in this activity untouched. More time and resources than anticipated have been needed to complete the World Trade Center Memorial and Redevelopment Plan, as well as a few offsite projects. Efforts continue to complete the remaining WTC Site and the offsite projects. Despite the delays, total administrative spending continues to fall within our administrative budget, and on a cumulative basis, administrative costs remain less than 5% of total grant appropriations.

### Accomplishments Performance Measures

**No Accomplishments Performance Measures**

### Beneficiaries Performance Measures

**No Beneficiaries Performance Measures found.**

### Activity Locations

**No Activity Locations found.**

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None

**Project # / 1101 / Community & Cultural Enhancements**



## Grantee Activity Number: CCE-1101-ABC

### Activity Title: ABC No Rio Inc.

**Activity Type:**

Rehabilitation/reconstruction of public facilities

**Project Number:**

1101

**Projected Start Date:**

12/31/2012

**Benefit Type:**

Direct Benefit (Persons)

**National Objective:**

Urgent Need

**Activity Status:**

Under Way

**Project Title:**

Community & Cultural Enhancements

**Projected End Date:**

12/30/2021

**Completed Activity Actual End Date:**

**Responsible Organization:**

ABC No Rio, Inc.

<b>Overall</b>	<b>Oct 1 thru Dec 31, 2024</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	\$0.00	\$275,000.00
<b>Total Budget</b>	\$0.00	\$275,000.00
<b>Total Obligated</b>	\$0.00	\$275,000.00
<b>Total Funds Drawdown</b>	\$275,000.00	\$275,000.00
<b>Program Funds Drawdown</b>	\$275,000.00	\$275,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$0.00
ABC No Rio, Inc.	\$0.00	\$0.00
<b>Most Impacted and Distressed Expended</b>	\$0.00	\$0.00
<b>Other Funds</b>	\$ 0.00	\$ 0.00
Match Funds	\$ 0.00	\$ 0.00
Non-Match Funds	\$ 0.00	\$ 0.00

**Other Funds:**

<b>Overall</b>	<b>This Period</b>	<b>To Date</b>
Match Funds	\$ 0.00	\$ 0.00

**Activity Description:**

As part of LMDC's Community and Cultural Enhancement Program, ABC No Rio will engage the services of contractors to construct a new 7,600 sq. ft. 4-story building, located at 156 Rivington Street. Construction includes; doubling capacity for public events programming through the extension of the first floor and cellar spaces; creating spaces specifically designed for workshops and programming; providing more efficient insulation and soundproofing; installing an elevator and making the building wheelchair accessible; installing new energy- and water-efficient building-wide systems; and increasing capacity for alternative energy use.

**Location Description:**

156 Rivington St, New York, NY 10002

**Activity Progress Narrative:**

After being delayed for a few years the construction of the new ABC No Rio facility began in June with site protection and excavation/foundation work commencing with earnest and with high expectation from members of the arts community and the public at large. Construction work continued to advance during the fourth



quarter of 2024, with the successful completion of the underpinning of the neighboring buildings on either side. The Elevator pit was also excavated and mapped out. The four walls of the new facility have been mapped out and rebarred with concrete pours to follow. During this period, LMDC processed and paid \$275,000 from this activity which was LMDC's commitment towards the total construction budget of \$21,193,000.00. As such, LMDC will now close-out this activity. The ABC No Rio new home is intended to provide improved facilities and resources for cultural, community and educational uses. The new facility will allow ABC No Rio to help meet the need for cultural services in New York City, benefiting the artists, performers, writers and musicians with a place to create and present their work, and for the audiences to enjoy.

### Accomplishments Performance Measures

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

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Persons	0	0	0	0/0	0/0	2000/2000	0.00

### Activity Locations

No Activity Locations found.

#### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

**Project # / 1302 / Transportation Improvements**



## Grantee Activity Number: TRANS-1302

### Activity Title: TRANS-1302

**Activity Type:**

Rehabilitation/reconstruction of a public improvement

**Project Number:**

1302

**Projected Start Date:**

12/30/2006

**Benefit Type:**

Area Benefit (Survey)

**National Objective:**

Urgent Need

**Activity Status:**

Under Way

**Project Title:**

Transportation Improvements

**Projected End Date:**

12/30/2022

**Completed Activity Actual End Date:**

**Responsible Organization:**

New York City Department of Small Business

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2024 To Date**

\$0.00 \$15,692,388.89

**Total Budget**

\$0.00 \$15,692,388.89

**Total Obligated**

\$0.00 \$15,692,388.89

**Total Funds Drawdown**

\$59,621.62 \$9,884,851.89

**Program Funds Drawdown**

\$59,621.62 \$9,884,851.89

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

\$0.00 \$5,899,858.77

New York City Department of Small Business Services

\$0.00 \$5,899,858.77

**Most Impacted and Distressed Expended**

\$0.00 \$0.00

**Other Funds**

\$ 0.00 \$ 0.00

Match Funds

\$ 0.00 \$ 0.00

Non-Match Funds

\$ 0.00 \$ 0.00

**Other Funds:**

**Overall**

**This Period**

**To Date**

Match Funds

\$ 0.00

\$ 0.00

**Activity Description:**

LOWER MANHATTAN TRANSPORTATION IMPROVEMENT PROGRAM-- Access to transportation has been identified as a competitive advantage for Lower Manhattan. Access to subways, the PATH station, ferries, bridges and tunnels make Lower Manhattan an attractive place to live and work. As Lower Manhattan continues to grow, ensuring sufficient transportation will be a key to its continue success. LMDC initially allocated up to \$31,000,000 then through amendments reduced the allocation to \$15,835,000 to address a range of transportation initiatives intended to benefit commuters, businesses, residents and pedestrians in Lower Manhattan. The City of New York and The National 9/11 Memorial Museum planned to use these funds to implement projects within Lower Manhattan that accomplished one or more of the following: improve mobility; improve connectivity between Lower Manhattan, the rest of New York City, and the surrounding region; promote the livability of Lower Manhattan and/or encourage business development; improve conditions for pedestrians and bicyclists; promote use of public transportation; provide access to the streets for those vehicles that need it; reduce congestion on the streets; support traffic management and emergency response; and ease the impact of construction on residents, businesses and tourists. Prior to allocating funding to any project, the National 9/11 Memorial Museum and the NYC Economic Development Corporation engaged public participation in the review of the project's ability to promote one or more of the above goals and solicit and consider public



input. -PROGRAM OBJECTIVES This program will help prevent of blight that could result absent intervention to address the existing conditions resulting from the events of September 11th. -BENEFICIARIES-- The transportation improvement projects to be funded will benefit Lower Manhattan area residents, workers, businesses, and not-for-profit organizations, including low and moderate income persons and families. --ALLOCATIONS IN PARTIAL ACTION PLANS A total of \$31 million has been allocated in the Final Action Plan.

The initial Final Action Plan allocated \$31,000,000 to Transportation Improvements. The Final Action Plan was amended in June 2012 to reduce the allocation for Transportation Improvements by \$14 Million to a total of \$17 Million. A February 2013 amendment further reduced the allocation to \$15,835,000.

The February 2013 amendment also allowed the National September 11 Memorial & Museum at the World Trade Center Foundation, Inc. to allocate and implement Transportation Improvements.

### Location Description:

The project area is Lower Manhattan, on or south of Houston Street.

### Activity Progress Narrative:

This project seeks to enhance the identity of the Water Street commercial corridor by creating a pedestrian-oriented environment through landscaping, improving pedestrian safety, maintaining appropriate traffic flow, prioritizing commercial curb access, incorporating traffic calming measures, and including sustainable elements to improve resiliency. The scope of work includes intersection improvements and traditional streetscape elements throughout the Corridor such as curb extensions, bump-outs, benches, street trees, and planters. After multiple delays caused by the Pandemic, contractors mobilized on the site in May 2022 and started construction on Water Street from Whitehall to Moore Street conducting utility and water main alignment work. Numerous scope changes and revisions became necessary due to Con Edison utility alignment issues that included utility work at Whitehall Plaza and Water Street.

Unfortunately, throughout all of 2023, various utilities issues surfaced that were not originally identified by Con Edison delaying the street level project as below grade work must be conducted before at-grade improvements can be completed. It appears that initial assessments of required utility work were inaccurate or at least incomplete. The most recent assessments of below grade work have pushed the earliest possible start of the LMDC funded Water Street work into 2025. The magnitude of utility work continues to significantly impact the project timeline.

New York City Economic Development Corporation (NYCEDC) and the contractors continue to deal with Con Edison below grade change orders. Project team meetings and oversight work continue with focus placed on utilities work and scheduling issues.

The resident engineer continued coordinating efforts among all involved agencies, contractors and Con Edison while balancing the concerns of residents and businesses impacted by the Con Edison work and overall project delays. During the past quarter, \$59,621.00 was paid from this activity for ongoing engineering and design services. No additional Reimbursement Requests were received in this period.

LMDC management has met with NYCEDC officials and City Hall to determine what if anything can be done to expedite the significantly delayed utility work that is holding up this project. At this time the best-case scenario is that the scope of work LMDC agreed to fund will not be completed until late in 2026. The Subrecipient Agreement was therefore amended to extend the time of performance through December 31, 2026.

### Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Linear feet of Public	0	3800/3800

### Beneficiaries Performance Measures

	Beneficiaries - Area Benefit Survey			
	Low	Mod	Total	Low/Mod%
# of Persons	0	0	10000	0.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources

No Other Funding Sources Found

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



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**Activity Supporting Documents:**

None

