

NEW YORK CITY WATER BOARD MEETING

Monday, May 10, 2021 - 9:00 A.M.

VIA TELECONFERENCE

Note on meeting location and format:

This public meeting will take place by teleconference. Members of the public can listen to the meeting by dialing phone number 347-921-5612, and entering passcode 672 353 961 #. Once prepared, an audio recording and written transcript of the meeting will be posted to the Water Board's website, at nyc.gov/waterboard.

AGENDA

1. Roll Call
2. Resolution: Approval of Minutes of March 23, 2021 Meeting
3. Presentation: Department of Housing Preservation and Development: Block 2494, Lot 6, in Greenpoint, Brooklyn
4. Resolution: Approval of Transfer of Block 2494, Lot 6 in Greenpoint, Brooklyn to the NYC Department of Housing Preservation and Development
5. Presentation: Department of Environmental Protection: Proposed Approach to Water and Wastewater Charges Taking Effect July 1, 2021

The public is reminded that this is a business meeting of the Board. As such, members of the public are asked to refrain from asking questions, and to keep their phones muted. The public is welcome to submit questions to the Board at any time, besides during public meetings, by sending an email to nycwaterboard@dep.nyc.gov or by telephone using phone number 718-595-3594.

There is a meeting accessibility option for members of the public who have difficulty in hearing, or who would otherwise like to access the meeting using real-time text captioning. To access this accessibility option, please visit this link using your internet browser: <https://www.streamtext.net/player?event=320f50c8-38ef-4d29-a44b-5cfd3aea9bc2>. This is a text-only access option, for audio access please use the phone number and passcode listed above.

**MINUTES OF THE MEETING OF THE
NEW YORK CITY WATER BOARD
MARCH 23, 2021**

A meeting of the New York City Water Board (the “Board”) was held on Tuesday, March 23, 2021 starting at approximately 8:30 a.m. via teleconference in accordance with the Governor’s Emergency Order regarding the Covid-19 pandemic. Approximately 26 members of the public dialed into the teleconference. The following members of the Board attended the meeting:

Alfonso Carney,
Dr. Demetrius Carolina, Sr.,
Evelyn Fernandez-Ketcham,
Adam Freed,
Jonathan Goldin,
Jukay Hsu, and
Arlene Shaw

constituting a quorum. Mr. Carney chaired the meeting, and Albert Rodriguez served as Secretary of the meeting.

Approval of the Minutes of November 19, 2020

The first item on the agenda was approval of the minutes of the Board’s meeting held on November 19, 2020. There being no further discussion, upon motion duly made and seconded, the minutes of the meeting held on November 19, 2020 were unanimously adopted.

Presentation on proposed deployment of design-build

Executive Director Joe Murin opened with a brief overview of the presentation and introduction of the speakers from DEP. He explained that design-build is a known means of contracting and delivering capital projects that has been working throughout the country for many years. However, it has not been widely implemented in New York City due to restrictive legislation. Recent State law has lifted these restrictions on a pilot basis and established a deadline of December 31, 2022 to deliver projects under the design-build method.

Design-build has proven effective throughout the country as a means to deliver large capital projects at a quicker pace and lower cost. DEP would like to implement this method on a pilot basis by the expiration of the legislative deadline, but lacks the experience and expertise necessary. Due to the expectation that the design-build model will be a cost-effective tool for more timely delivery of capital projects, DEP is requesting that the Board fund a consultant contract to implement a design-build process at DEP.

Deputy Commissioner Ana Barrio of the Bureau of Engineering Design and Construction spoke next by comparing the current standard of design-bid-build with the proposed design-build. She said the former is a linear process performed by multiple parties and because there is not a lot of overlap between the processes, it can create a rift in the schedule and increased costs. Meanwhile, with design-build, DEP will hire a single design-build team that will manage a holistic process since DEP would be working with one firm as opposed to working with multiple firms. The benefits of this approach include: (1) faster construction due to one procurement instead of two or more; (2) cost-savings of at least 5% due to the integration of the design and build team; (3) cost certainty earlier in the project lifecycle, lowering the likelihood of cost

overruns and change orders; (4) the allocation of individual project risk is apparent and agreed to upfront, enabling DEP to negotiate the risk allocation at the outset; (5) there is accountability of risks borne by outside vendors because it is concentrated within a single vendor group, and (6) there is room for innovation due to increased project control and accountability.

Member Shaw asked about the impact of this new approach on DEP's ability to procure MWBE contractors, as traditionally DEP has had a hard time finding MWBEs due to project scale. DC Barrio deferred the answer to the upcoming presentation of DEP's Agency Chief Contracting Officer (ACCO). Chair Carney asked where the bid portion is on the design-bid-build. DC Barrio explained the process. First, DEP issues a request for proposal (RFP) to hire a designer. After the design is completed, then DEP will then issue a bid for a general contractor to build the project, while also issuing an RFP for the construction manager. Chair Carney questioned whether there was any loss of transparency with the loss of some of the bidding processes. DC Barrio responded that under design-build the solicitation is also through two steps. The first solicitation is a request for qualifications (RFQ), which is utilized to shortlist qualified firms before issuing an RFP.

Next, member Goldin asked what the bid looked like in the design-build. DC Barrio answered that with design-build, the firms are provided with clear performance metrics and a clear scope of what is expected for the firm to deliver within the project. Chair Carney asked again about the MWBE question posed by member Shaw and how that changed between the traditional and design-build methods. Agency Chief Contracting Officer (ACCO) Elisa Velazquez said that even though there may have been MWBE challenges in the past with regards to availability of vendors for large scale projects, DEP has improved on that and has done well over the last four or five years using both state and city programs for MWBEs. For example, in

the city program, there were signed contracts of over \$75 million and subcontracts of over \$60 million in fiscal year 2019. On the state program, there was over \$100 million awarded to MWBE subcontractors over the last two years for large projects. For smaller scale projects (under \$20 million per project), there was about a 65% utilization rate for MWBEs. The ACCO said that DEP is doing well and the goal is to continue that success when DEP pursues design-build projects. She added that she cannot represent what the process looks like or how we will arrive at those goals because we have not done a design-build process yet, and that this is part of the need for hiring a consultant to develop a plan for making MWBE goals.

Executive Director Murin interjected that design-build will enhance the ability to secure MWBE services because those goals will be negotiated at the outset. He added that there is perhaps more space within the design-build framework to be more rigorous about enforcing and encouraging and bringing on board MWBE either as the prime or as the subcontractors because there is more flexibility in how to choose the vendor. The ACCO added that with design-build, the team could help expand the availability of services performed by MWBEs.

Member Shaw asked if other agencies are utilizing the design-build model, and if so, what their experience was with MWBE utilization under design-build. Executive Director Murin answered that other NYC agencies have completed projects using a design-build model. DC Barrio affirmed that both the NYC Department of Design and Construction and the Department of Transportation have implemented design-build projects already, as they received authorizations prior to DEP. She said that DEP is in a fact-finding mode attending seminars and coordinating with city and state agencies and other municipalities with more design-build experience to gauge best practices and lessons learned.

Member Freed asked about the risk mitigation methods in place but was asked by Executive Director Murin to defer the question to later in the presentation. Chair Carney followed up with the question of whether there is data that can be provided to the Board to analyze the impact on MWBEs by other design-build projects. Executive Director Murin agreed to provide that information to the Board. Member Fernandez-Ketcham also requested a list of MWBE businesses, and how the performance metrics in a design-build contract align with MWBE areas of expertise. Chair Carney requested a follow-up report on the 65% utilization rate that was noted by the ACCO earlier in the presentation.

The next to present was Kim Cipriano, Chief of Staff to the Commissioner who explained that design-build is a proven, well-utilized model for large construction projects throughout the country. In the region, the New York State DOT has been building roads and bridges using design-build since 2011, while starting in 2019, some NYC agencies, including DEP, were given the authority to implement design-build projects for projects greater than \$10 million. That legislation requires that DEP release an RFQ, the first step in the design-build process, by the end of 2022. DEP's goal is to release at least one RFQ but was hoping to release more RFQs in order to build a record of accomplishment if legislative considerations will be expanded. She noted that two prominent design-build projects in NYC are the Kosciuszko Bridge and the Moynihan Train Station.

The next speaker was Lindsay Degueldre, Chief of Staff to DC Barrio. She stated that DEP hired a civil engineering firm to evaluate DEP's existing project organization and to assist in the preparation of an implementation plan to set up a successful framework to deliver design-build projects. From this effort, there were several recommendations: (1) create and build champions in key strategic areas – legal, procurement, engineering, budgeting, planning and the

permitting side; (2) evaluate the capital program to identify strong pilot projects (3) draft new contracts that will be the design-build expectations, (4) engage the industry for interest in this program; (5) reach out to other organizations around the country and in the region by attending seminars, targeting water and wastewater seminars, and asking the city DOT and DDC, as well as the Port Authority and state DOT to share their knowledge with DEP; (6) develop new procurement processes and the documents needed to support the program.

Member Goldin asked if work has been done to identify how to determine the best value for DEP in a design-build model. Degueldre answered that there are different ways to implement design-build and that the best value type procurement is most promising. Additional work is needed to define what best value means to the agency and the impact on the evaluation of design-build proposals. Member Goldin followed up with whether the decision will be made by one person or by a team, and Degueldre answered it will be made by a team composed of technical, procurement and operations, with help from a professional practitioner from the design-build community. The ACCO added that the ideal consultant DEP is looking for would help develop a new evaluation committee and process.

Member Carolina asked how time is an element of overall savings. The ACCO responded that in a design-bid-build, the designers design without speaking to the construction vendor. If there had there been collaboration upfront, the construction manager could have intervened and worked with the designer to reach an optimal solution, rather than processing redesigns during the construction phase. Chair Carney requested clarification that the projects to be considered are only watershed and wastewater projects. DC Barrio confirmed. Meanwhile, member Freed also confirmed that the question he asked earlier was addressed sufficiently.

The ACCO was the last to present and she noted that the procurement office in DEP processes 120 to 130 RFPs and bids every fiscal year, amounting to \$1.5 billion in FY 19 and \$900 million in FY 20. In addition, 270 to 300 change orders are processed each fiscal year, along with all the renewals and small and micro purchases that are handled by 45 personnel. To streamline some of these processes into a design-build model, they are looking to get approval on a contract that would be up to one million dollars to hire a consultant that has significant experience with design-build projects to design the optimal administrative infrastructure needed to support this new approach. The key activities that the hired consultant will do are (1) develop a work plan and schedule to achieve a definite RFQ by June 30, 2022 (2) create internal process forms and training manuals and (3) assist in the development of procurement related forms and communication materials. Deputy ACCO Joe Vaicels added that the expert would help bring in the design-build knowledge to help incorporate our own rules and processes unique to NYC and help us with pilot projects, with the goal that after June 2022, the Agency would have built enough expertise to continue design-build on their own if the legislation is expanded.

Member Goldin asked if it is more economical to hire a design-build expert rather than to contract for up to a million dollars to retain one from the outside. Murin answered that he does not think that it is the intent to have one person but rather a firm with knowledge of the suite of responsibilities that the ACCO just mentioned. We are looking at this as just a transition phase only to get the parameters established and the backbone of how a design-build is going to work, but we might move to hire particular staff in the future once this pilot phase is completed. The immediate goal is to implement a successful RFQ process by the end of next calendar year and then be able to build on that so that we can demonstrate that this is an effective tool and attain long-term reauthorization from the legislature. Member Goldin asked if the fee will be hourly or

fixed, and the terms. Vaicels answered that the cost structure is still being discussed and they would revert once a determination is made.

Chair Carney inquired as to which firms are being considered and whether they are from New York. The ACCO answered that there are many design-build firms with expertise within and outside New York, and even some large universities. She added that DEP would evaluate proposals based on prior expertise and qualifications.

There being no further discussion, upon motion duly made and seconded, the following resolution was adopted by the all of the Board members except for Member Freed who had left the meeting prior to the vote, and with a reservation from Member Shaw subject to a request for data to show the impact on procurement from other agencies:

WHEREAS, pursuant to Section 1045-g(8) of the New York City Municipal Water Finance Authority Act (the "Act"), the New York City Water Board (the "Board") is authorized to enter into contracts and to retain private consultants on a contract basis for the purpose of obtaining professional or technical services to assist the Board in carrying out its responsibilities; and,

WHEREAS, the Board's primary duty under the Act is to establish and collect water and wastewater rates and charges in an amount sufficient to place the water supply and wastewater systems of the City of New York ("the System") on a self-sustaining basis; and

WHEREAS, the Board's ability to obtain revenues for the provision of water and wastewater service presumes the operability, safety, and integrity of the System,

without which it is not possible to maintain the System's self-sustaining status; and

WHEREAS, the System's operator, and the Board's billing agent, the New York City Department of Environmental Protection ("DEP"), is authorized under the New York City Public Works Investment Act (the "Act"), as signed into law by the Governor of New York on December 31, 2019, to authorize water and wastewater capital construction projects using a design-build project methodology; and

WHEREAS, the Act extends design-build construction authority to DEP on a provisional basis, that ends on December 31, 2022; and

WHEREAS, in order to determine and then demonstrate whether a design-build construction approach is suitable for DEP, the agency has set a goal of issuing one design-build request for qualifications before June 30, 2022, and up to four additional requests for qualification before December 31, 2022; and

WHEREAS, in accordance with the Water Board's Policy on the Procurement of Goods and Services, in particular, Section 4 (selection based on the best combination of technical merit and price) and Section 5.i (prior approval of contracts where the cumulative value exceeds \$100,000), the Board's professional staff is informing the Board of DEP's request to conduct a

competitive bidding and solicitation process, available to any and all respondents, and offering its opinion that such a procurement would be consistent with the scope of the Board's authority, and in the interest of the Board, the System, and DEP's utility service customers; it is therefore

RESOLVED, that the Executive Director is hereby authorized and directed to instruct the Board's professional staff to post a detailed request for proposals, assemble a bid evaluation committee, and to negotiate and enter into an agreement with a selected vendor to provide design-build consulting services to the Board, for an initial one-year term with two additional one-year extensions at the Board's option, upon such terms and conditions as the Executive Director may deem reasonable and appropriate; and be it further

RESOLVED, that the total compensation for services performed for the initial one-year term shall not exceed \$1,000,000 of Board funds.

Financial and water consumption update

Treasurer Omar Nazem provided information on operating revenues through March 19, 2021, stating that revenues are better than budgeted but nonetheless down from last year's actual results. In terms of water consumption, it is a similar story to what was reported throughout the fiscal year. There is an overall uptick or almost flat consumption on the residential side that is offset by fairly large declines on the commercial and industrial side. Overall, citywide water

consumption by metered customers through the end of February was down about five percent compared to last year.

Chair Carney asked about any information on delinquencies. Nazem reported that it is similar to what was reported at the previous meeting of the Board, that delinquencies are elevated mostly due to the pandemic. There are growing delinquencies across the board, but most pronounced on the commercial industrial side with the smallest increase on the small residential side and the large multifamily is in the middle between the two.

Investment reports for FY 2021 Q1 and Q2

Treasurer Nazem provided a quick update on the investment reports. The first quarter ended with \$132.7 million of investment assets. The entire balance was invested in United States Government Treasury bills. The typical rate of interest on these during the first quarter is one tenth of one percent. The second quarter ended with \$258.9 million of assets at fair market value. Again, same asset composition entirely, U.S. Government Treasury bills. He will update the Board on the third and fourth quarter reports when those become available. The balances will be larger but consistent with the Board's investment guidelines, the portfolio of assets will be principally treasury bills.

Board vendor contract update

Treasurer Nazem stated that there is nothing major to report because the spending to date is in line with what was set out in the Board's operating expense budget.

Adjournment

Chair Carney thanked the DEP staff for their excellent presentations.

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

SECRETARY



May 10, 2021

Presentation to New York City Water Board

Block 2494, Lot 6

Community District 1, Brooklyn



Agenda

- 1. Greenpoint Landing Project Overview**
- 2. Lot 6 Background**
- 3. Water Board Request**

01 Greenpoint Landing Project Overview

Greenpoint Landing

- Located in the once industrial Greenpoint waterfront within Brooklyn's Community District 1
- A multiphase project developed over 12 years that will result in approximately 5,500 apartments, including 1,400 affordable apartments, across 22 acres (half-mile stretch along the waterfront) near mouth of Newtown Creek in Greenpoint, Brooklyn
- Plans include 5 acres of open space built out in phases and spread throughout the development, including five upland connections
- Development will also include local retail (such as a coffee shop and grocery) along Commercial and West Streets, some of which is already leased, and a small amount of waterfront retail
- Ongoing discussions about siting a public school within the development



Greenpoint Landing

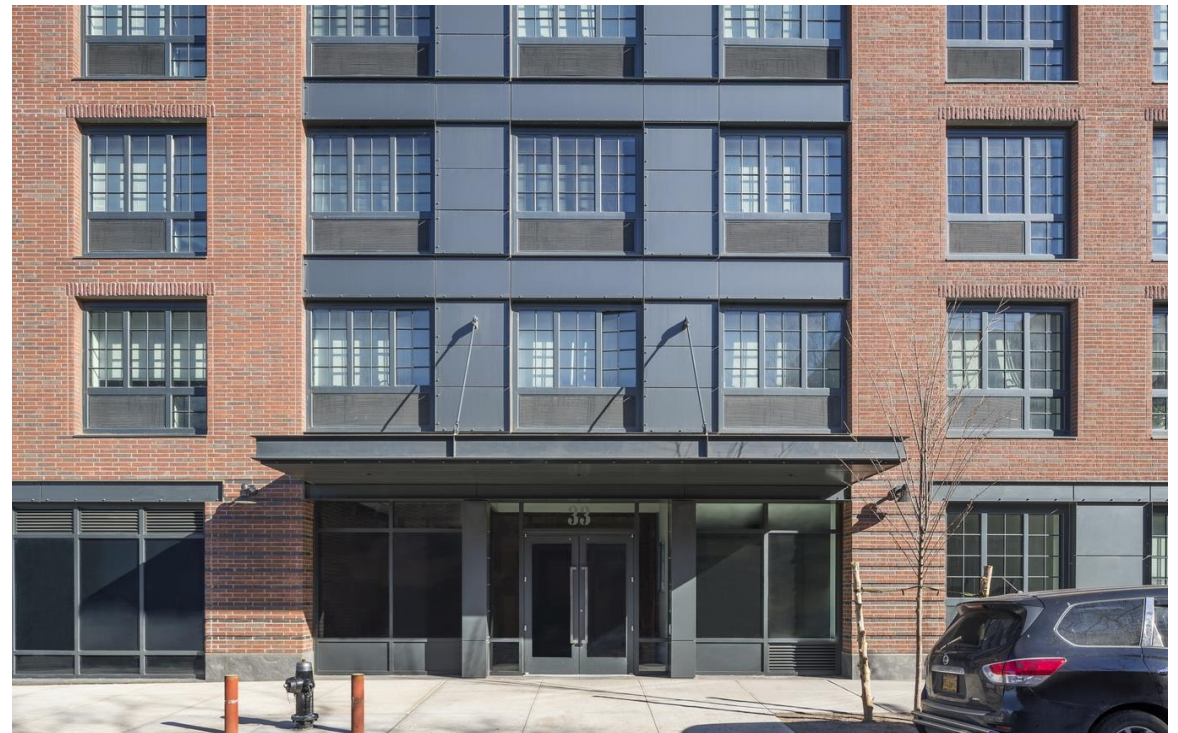
- Five buildings have been completed, two buildings are currently under construction, and one building anticipated to begin construction this summer
- The City of New York entered into a Points of Agreement (POA) in 2005 after Greenpoint- Williamsburg Rezoning for general waterfront and infrastructure improvements and the development of 431 units of affordable housing known as E3 and H1H2 as indicated on the map



Greenpoint Landing

- POA required Greenpoint Landing Associates to deliver 431 permanently affordable units, 1.5 acres of new parkland (Newtown Barge Park expansion), and infrastructure
- The 431 POA units are to be delivered in two phases:
 - Phase I included transfer of development rights and land to construct a 98-unit permanently affordable housing building, known as E3, completed in 2016
 - Phase II includes the development of the remainder of the POA units, as well as infrastructure work: stabilizing and repairing the waterfront platform and bulkhead for use as a publicly accessible waterfront open space, environmental remediation work, and street and associated infrastructure construction
- The sale of DEP's Block 2494, Lot 6 is required in facilitating the development of Phase II

E3, 98-unit affordable housing building, at 33 Eagle Street, Completed in 2016 under Phase I of POA commitments



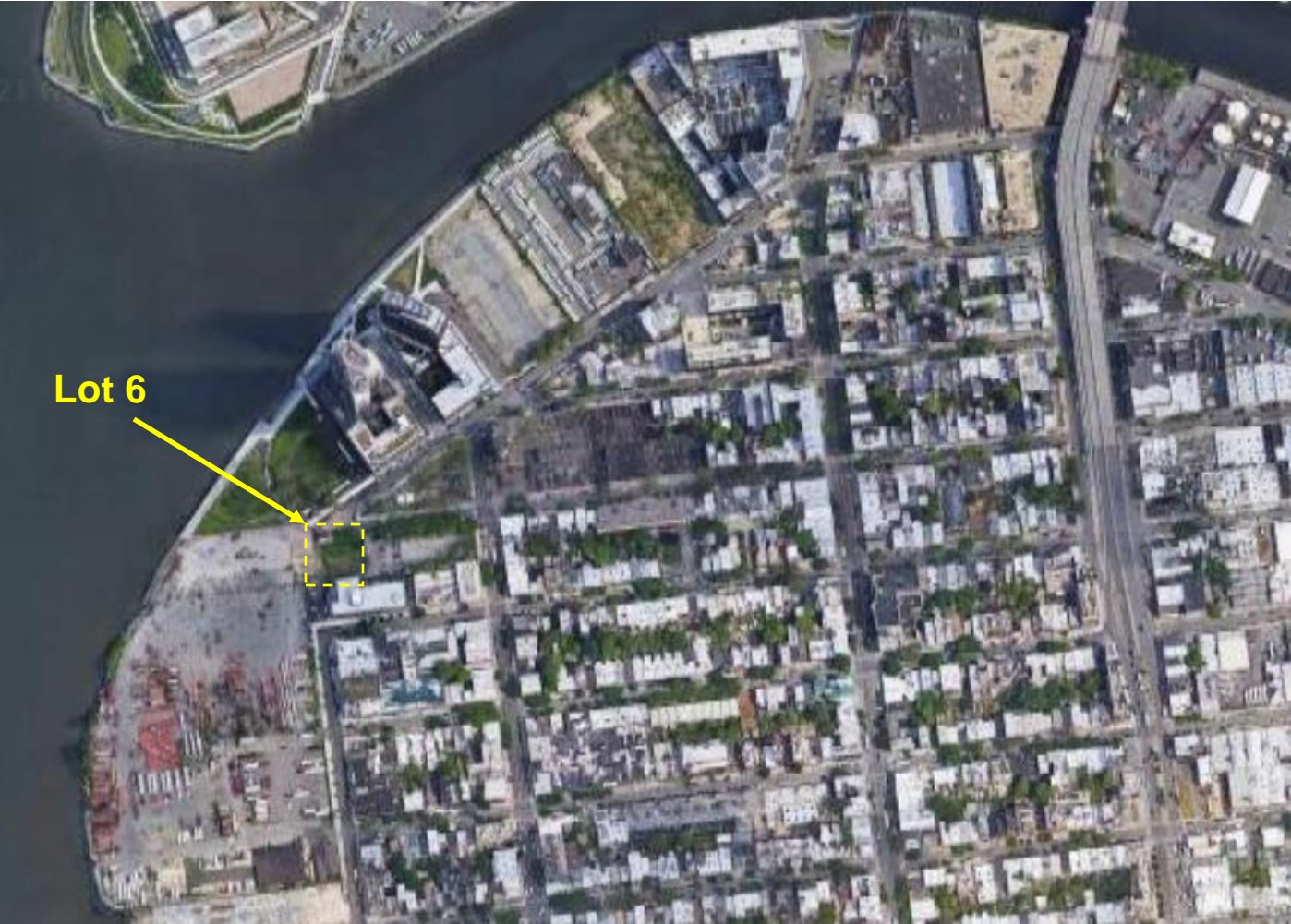
Greenpoint Landing

- Phase II affordable housing project (known as “H1H2”) will contain 374 affordable housing units (334 units from POA and 40 Inclusionary Housing units)
 - Project will be permanently affordable and serve families and individuals making up to 90% of the Area Median Income, or \$96,660 for a family of 3
 - Rent ranges approximately \$215-\$1,538 for a studio to \$512-\$2,307 for a two-bedroom unit
 - Expected to close on financing in June 2021 and complete construction in 2023



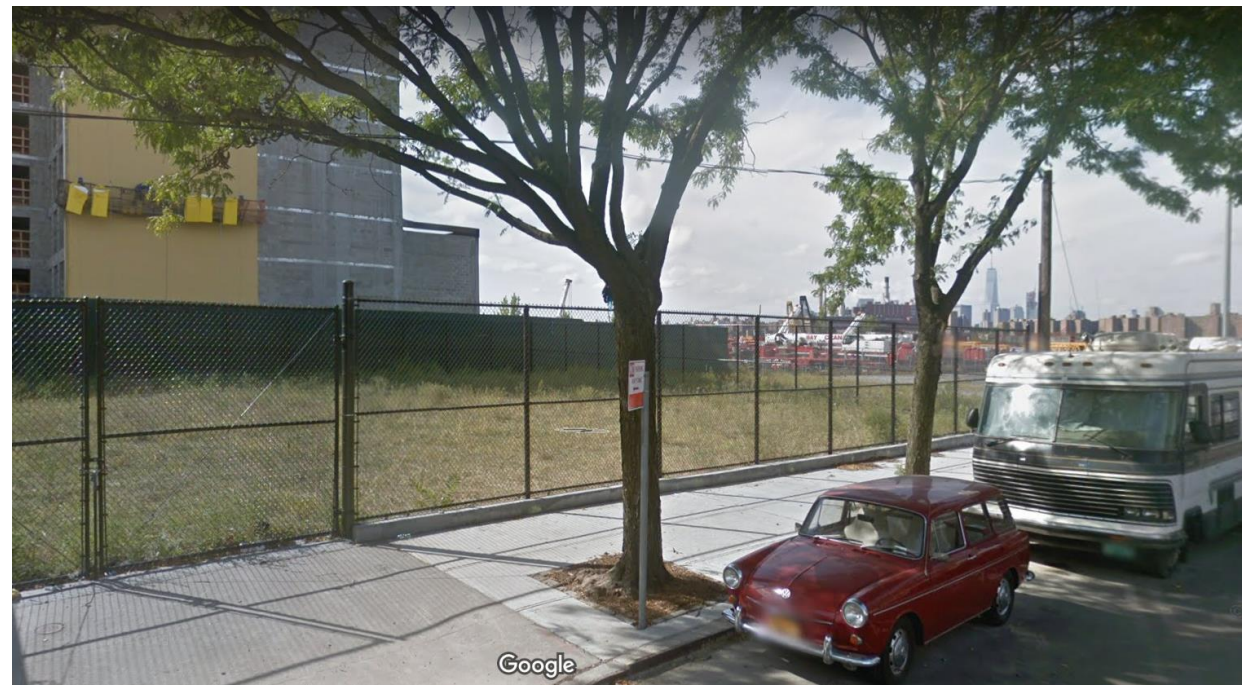
02 Lot 6 Background

Block 2494, Lot 6



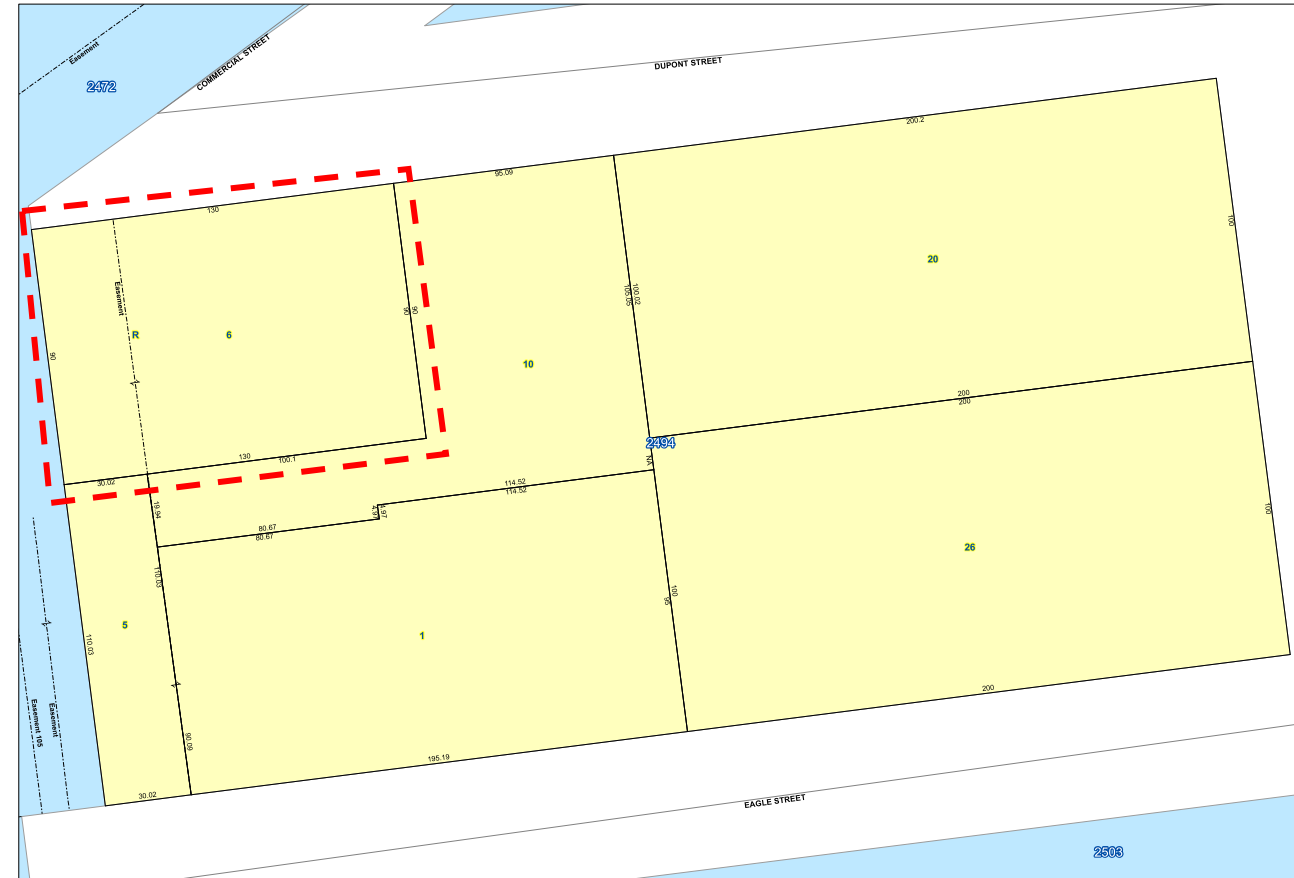
Block 2494, Lot 6

- Site acquired by DEP in 1964
- Site contained a former sludge storage tank related to the Newtown Creek Plant
- Tank and its underground associated infrastructure were demolished and removed in 2014
- DEP has no further use for the site
- Site is surrounded by new residential development and investment in infrastructure



Block 2494, Lot 6

- Lot 6 is approximately 11,714 square feet
- Water Board approval in November 2018 to transfer roadbed portion (approx. 0.062 acres or 2,703 square feet) of Lot 6 to NYC Department of Transportation to facilitate construction of West Street between Eagle and Dupont Streets
 - After West Street improvement, roadbed portion of Lot 6 will be dissolved into streetbed and incorporated into DOT portfolio for jurisdiction and management
- HPD is requesting the transfer of the Balance of Lot 6 (approx. 0.207 acres or 9,011 square feet) to facilitate Phase II of POA commitments



03 Water Board Request

Water Board Request

- Request to transfer Block 2494, Lot 6 to HPD to support investment in affordable housing and infrastructure, and to implement commitments made by the City under the 2005 Greenpoint/Williamsburg rezoning
- After transferring Block 2494, Lot 6 to HPD, and upon construction closing, Lot 6 and its development rights (including development rights from the part of Lot 6 transferred to DOT) will be conveyed for market value to Greenpoint Landing Associates to facilitate development of remaining POA units on Block 2472, Lot 70, and remaining infrastructure work
- Deal requires bond financing—HDC board meeting in early June requires all discretionary approvals, including the requested approval from the Water Board, to be obtained in May






Department of
Housing Preservation
& Development
nyc.gov/hpd

Division of Planning &
Predevelopment

Memorandum

TO: The Chair and Members of the New York City Water Board (the Board)

FROM: Perris Straughter, Assistant Commissioner
New York City Department of Housing Preservation and Development 

DATE: April 15, 2021

RE: Transferring jurisdiction of Block 2494, p/o Lot 6 in the Borough of Brooklyn to facilitate the construction of a new affordable housing development

ENCL.: EXHIBITS A-E

Introduction

This memorandum is respectfully submitted to request approval by the New York City Water Board (the Board) to transfer jurisdiction of Block 2494, p/o Lot 6, comprising approximately 9,011 square feet (0.207 acres) in the Greenpoint neighborhood of Brooklyn Community District 1 (the "Site"), to the New York City Department of Housing Preservation and Development (HPD). The Board approved the reassignment of the remainder of Block 2494, Lot 6 to New York City Department of Transportation (DOT) in November 2018, as further described below. Relinquishing the Site will facilitate the City's ability to convey the property for the development of much needed affordable rental housing for New Yorkers. The proposed affordable housing is a part of a multi-phase development project called Greenpoint Landing, which, when complete, will include approximately 5,500 housing units and a publicly accessible waterfront open space in its completion.

Background

The Greenpoint Landing project envisions the major redevelopment of City-owned and privately owned sites along the East River near the mouth of Newtown Creek. The project was originally contemplated in 2005 at the time of the Greenpoint-Williamsburg rezoning, and again in 2013 for more project-specific discretionary land use actions. The project is being developed in phases by Greenpoint Landing Associates, and when complete, will contain approximately 5,500 apartments including 1,400 affordable apartments, across 22 acres along a half-mile stretch along the East River waterfront. Additionally, approximately five acres of open space, also developed in phases, will be included across the development, as well as five upland connections to the waterfront. Retail spaces are planned along Commercial and West Streets (some of which are already leased), and a small amount is planned along the waterfront. Further, there are ongoing discussions with the School Construction Authority about siting a public school within the development.

Pursuant to the 2005 Points of Agreement (POA) between the Administration and the City Council, the City committed to developing approximately 431 permanently affordable housing units (POA Units) and 1.5 acres of new parkland built as an extension of the existing Newtown Barge Park. To facilitate the development of the POA Units, the City is conveying real property and associated development rights in two phases:



- **Phase I** included the conveyance of Block 2472, Lot 3 and p/o Lot 21 (f/k/a south Lot 32 land) and some of the development rights associated with Block 2472, Lots 3, 20, 25, 35, and parts of 21 and 75 (f/k/a Lot 32 Development Rights) in exchange for the development of a 98-unit multifamily affordable housing building on Block 2494, Lot 1. Phase 1 closed in 2014, and the project was completed in 2016.
- The currently proposed **Phase II** involves the sale of the remainder of the development rights associated with Block 2472, Lots 3, 20, 25, 35, and parts of 21 and 75, as well as the Site and the associated development rights from the entirety of Lot 6 to facilitate the development of the remaining 334 POA units, as well as infrastructure improvements in the surrounding area. The remainder of the 334 POA units, plus 40 additional units required through HPD's Inclusionary Housing Program (for a total of approximately 374 affordable rental units), will be built as one new construction building on privately owned Block 2472, Lot 70 ("Affordable Building"). Block 2494, Lot 6 will be developed by Greenpoint Landing Associates to support the overall development project and construction of additional residential housing units.

Site Description and Current Use

Block 2494, Lot 6 is approximately 12,000 square feet, and is currently vacant and no longer needed for DEP operations. The parcel is the site of a former DEP sludge storage tank, which was related to the Newtown Creek Plant. The tank and its associated underground infrastructure were demolished and removed in 2014.

A portion of Lot 6 (approximately 2,703 square feet (0.062 acres)) was reassigned to the New York City Department of Transportation (DOT), after receiving New York City Water Board approval in November 2018. The Board approved this transfer of jurisdiction to facilitate the construction of West Street between Dupont Street and Eagle Street, which is expected to improve traffic circulation in the area. This portion of Lot 6 will be improved as a street and subsequently dissolved into the streetbed under the jurisdiction and management of DOT.

Block 2494, Lot 6 will be subdivided into two tax lots: the Site, consisting of approximately 9,011 square feet (0.207 acres) will constitute one tax lot and the portion of Lot 6 under DOT jurisdiction, consisting of approximately 2,703 square feet, will constitute a separate tax ("DOT Lot"). The City intends to convey the Site together with its development rights and the development rights associated with the DOT Lot for market value to Greenpoint Landing Associates in connection with the development of the Affordable Building as part of the multiphase redevelopment project along the waterfront.

Rationale

The rationale for transferring jurisdiction of Lot 6 is primarily to serve a public benefit. This public parcel is currently vacant and not serving any needs of New Yorkers. The redevelopment of Lot 6 will contribute to the larger revitalization effort of this once industrial portion of the Greenpoint waterfront. Lastly, relinquishing jurisdiction over the Site to HPD will facilitate the development of 374 affordable units, the improvement of public infrastructure, and the sale of City-owned land and development rights appraised at market value. The land in question is currently vacant, and residential housing represents a substantially higher and better use for the land compared to continued vacancy. In addition, the ongoing Greenpoint Landing development largely surrounds the Site, and connecting the site to the Greenpoint Landing project is the logical use for the Site.

New York City faces an acute shortage of affordable housing. This is particularly true in Brooklyn Community Board 1, which has seen rapid gentrification in the past 15 years, accompanied by rising rents and real property values. In their 2020 District Needs Statement, Community Board 1 identifies affordable housing as a top priority that the City should address immediately. The COVID-19 pandemic has further contributed to this housing crisis by leaving millions of newly jobless households across the country and intensifying the need for affordable homes in New York City. The transfer of the Site to HPD will allow the City to meet its 2005 POA commitment and enable the construction of the Affordable Building which will contain the remaining 334 units of permanently affordable housing for this community for low-income families in desperate need of housing. In addition to the POA Units, the Affordable Building will include an



additional 40 affordable housing units provided through the Voluntary Inclusionary Housing Program¹. The affordable units will be affordable to extremely low, very low, low, and moderate income individuals and families making up to 90% AMI, or under 2020 federal guidelines up to \$96,660 for a family of three with rents ranging from roughly \$215-\$1,538 for a studio to \$512-\$2,307 for a two-bedroom unit. The building will contain a mixture of studio, one-bedroom, and two-bedroom units to serve a range of family sizes and needs of the community. The proposed affordable units that result from the sale of new Lot 6 and its associated development rights will be affordable in perpetuity, and the regulatory terms will be memorialized in a Regulatory Agreement between Greenpoint Landing Associates, the City of New York, and the New York City Housing Development Corporation.

Finally, the ability to convey this parcel to the development team will facilitate public benefits in addition to affordable housing, including infrastructure work in the area to stabilize and repair the waterfront platform and bulkhead for use as a publicly accessible waterfront open space, environmental remediation work, and street and associated infrastructure construction.

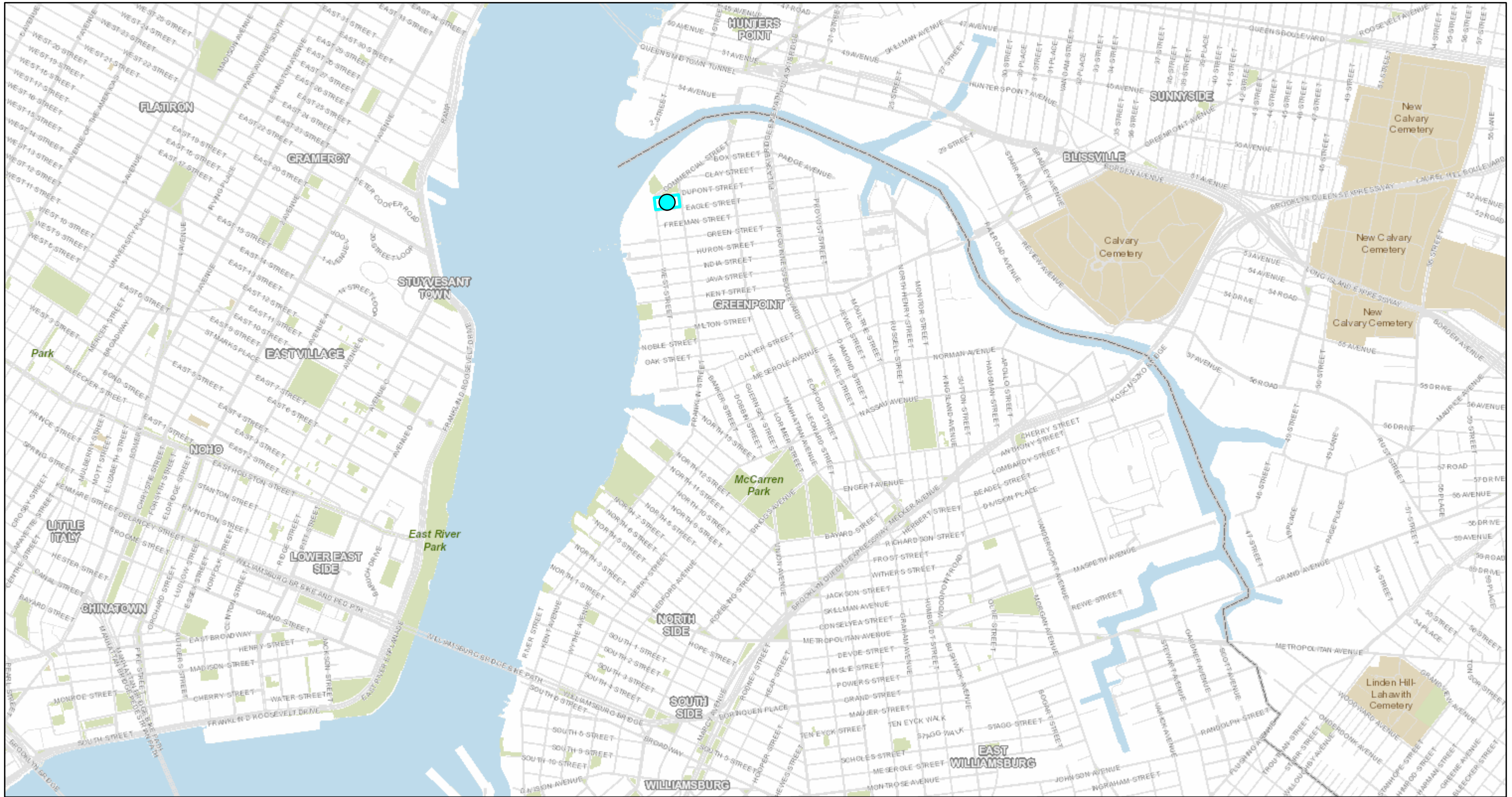
We appreciate the Board's consideration of the matter and respectfully ask that the transfer of jurisdiction of the Site to HPD be adopted. Representatives from HPD, DEP, and the Board's professional staff are available to address any questions the Board may have.

¹ In areas where the Voluntary Inclusionary Housing (VIH) Program, enacted in 1987, is applicable (R-10 Districts, IH Designated Areas and Special Districts), a development may receive a density bonus in return for the new construction, substantial rehabilitation, or preservation of permanently affordable housing. The density bonus generated can be utilized to increase residential floor area on-site and/or off-site.



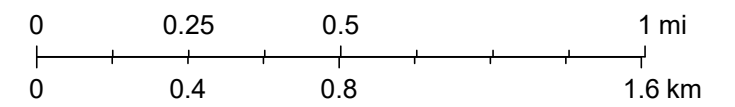
EXHIBIT A

Brooklyn Block 2494



March 1, 2021

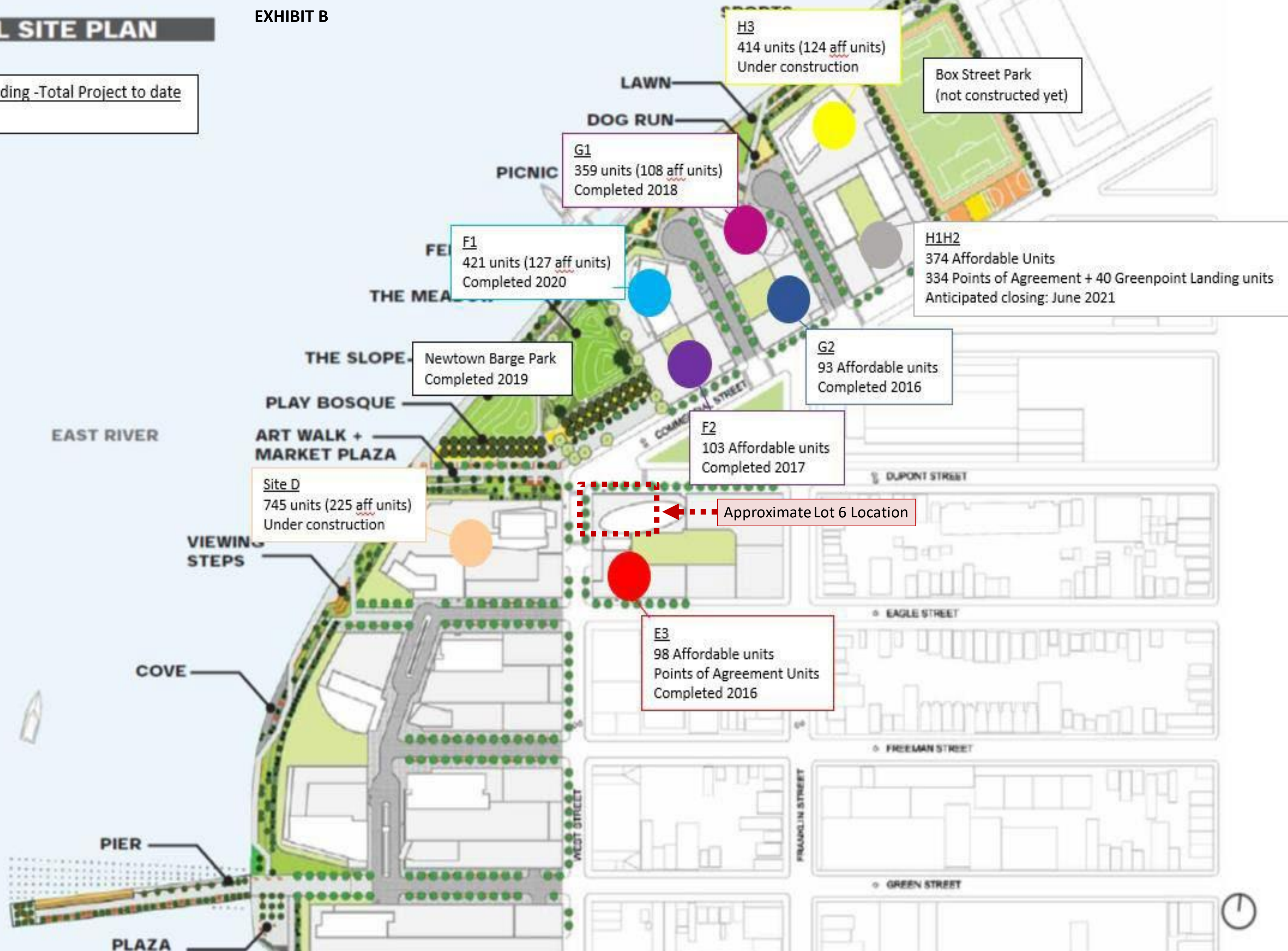
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OVERALL SITE PLAN

EXHIBIT B

Greenpoint Landing -Total Project to date
2,607 Units





APPLICATION FOR APPORTIONMENTS OR MERGERS

Instructions: Please complete this application and *submit in person* to: **Department of Finance, Property Division - Tax Map Office, 66 John Street, 2nd floor, New York, NY 10038.** Please read the instructions for further details before completing this form. Print clearly.

SECTION A: PROPERTY INFORMATION

Borough: BROOKLYN Block: 2494 Present Lot(s): 6

DO NOT WRITE IN THIS SPACE - FOR OFFICE USE ONLY
Lot Number: _____

Merger Apportionment Number of Lots Requested 2

Air Subterranean
Lot(s) Usage: (check one) Residential Building Gross Sq/Ft: _____ Commercial Building Gross Sq/Ft: _____ Mix (Residential & Commercial) Building Gross Sq/Ft: _____

Property
1. Owner's Name (as per Deed): _____
LAST NAME FIRST NAME

OR

Company Name: THE CITY OF NEW YORK

Property
2. Address: WEST STREET BROOKLYN NY 11222
NUMBER AND STREET CITY STATE ZIP CODE

3. Filing Representative (if applicable): NATALIE KAMITSUKA (WVA)

SECTION B: CERTIFICATION

1. Architect/Engineer/Applicant's Name: VITOLANO CHRISTOPHER
LAST NAME FIRST NAME

2. Address: 360 WEST 31ST STREET, 8TH FLOOR NEW YORK NY 10001
NUMBER AND STREET CITY STATE ZIP CODE

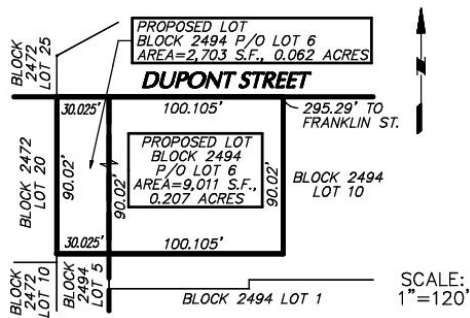
3. Telephone Number: 212.479.5439 4. Email Address: CVITOLANO@LANGAN.COM

The applicant hereby certifies that, in making this application for merger/apportionment, s/he is the owner, or acting under the direction of the owner.

Signature of Architect/ Engineer/Applicant:  Date: 2 / 17 / 2021

TAX MAP CHANGE WILL NOT BE MADE UNTIL PRESENTATION OF REQUIRED DOCUMENTS (see reverse for the required documents)

DRAW SKETCH TO SCALE 1" = 50', IF POSSIBLE INDICATE NORTH ARROW

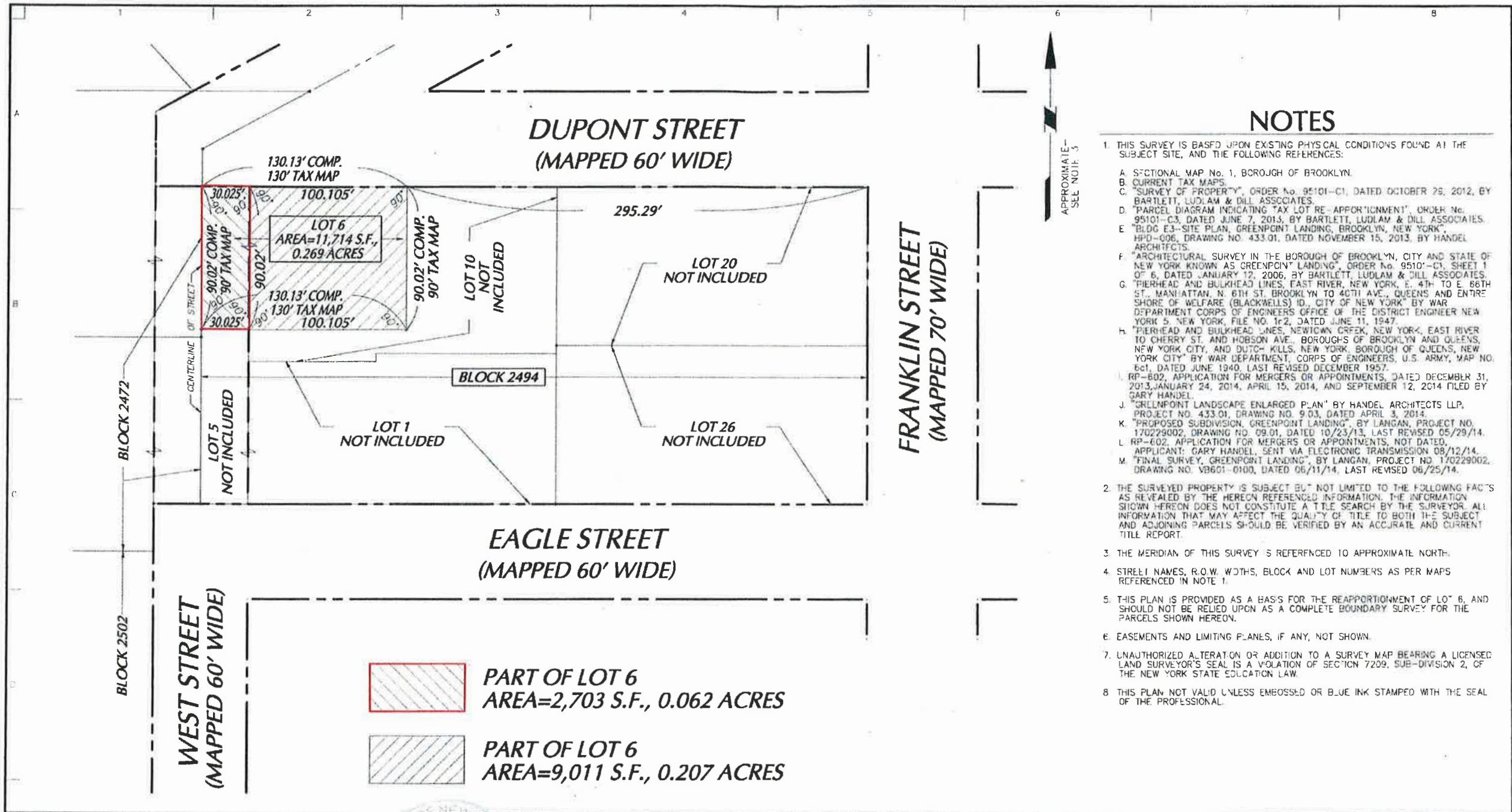


(Architect or Engineer's seal)

Tentative Lot(s) issued: _____
Customer Service Representative: _____ Date: ___/___/___ New Lot(s): _____ Lot(s) Affected: _____ Lot(s) Dropped: _____

Please note: Map changes will not be made until presentation of all required documents is reviewed and approved by the Specialist. Lots are tentative until final approval is received from the Tax Map Office.

Map Updated: _____
Tax Map Specialist: _____ Date: ___/___/___



NOTES

- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, AND THE FOLLOWING REFERENCES:
 - A. SECTIONAL MAP No. 1, BOROUGH OF BROOKLYN.
 - B. CURRENT TAX MAPS.
 - C. "SURVEY OF PROPERTY", ORDER No. 95101-C1, DATED OCTOBER 29, 2012, BY BARTLETT, LUDLAM & DILL ASSOCIATES.
 - D. "PARCEL DIAGRAM INDICATING TAX LOT RE-APPORTIONMENT", ORDER No. 95101-C3, DATED JUNE 7, 2013, BY BARTLETT, LUDLAM & DILL ASSOCIATES.
 - E. "BLDG E3-SITE PLAN, GREENPOINT LANDING, BROOKLYN, NEW YORK", HPD-006, DRAWING NO. 433.01, DATED NOVEMBER 15, 2013, BY HANDEL ARCHITECTS.
 - F. "ARCHITECTURAL SURVEY IN THE BOROUGH OF BROOKLYN, CITY AND STATE OF NEW YORK KNOWN AS GREENPOINT LANDING", ORDER No. 95101-C1, SHEET 1 OF 6, DATED JANUARY 17, 2006, BY BARTLETT, LUDLAM & DILL ASSOCIATES.
 - G. "PIERHEAD AND BULKHEAD LINES, EAST RIVER, NEW YORK, E. 4TH TO E. 66TH ST., MANHATTAN, N. 6TH ST. BROOKLYN TO 40TH AVE., QUEENS AND ENTIRE SHORE OF WELFARE (BLACKWELLS) ID., CITY OF NEW YORK" BY WAR DEPARTMENT CORPS OF ENGINEERS OFFICE OF THE DISTRICT ENGINEER NEW YORK 5, NEW YORK, FILE NO. 1r2, DATED JUNE 11, 1947.
 - H. "PIERHEAD AND BULKHEAD LINES, NEWTOWN CREEK, NEW YORK, EAST RIVER TO CHERRY ST. AND HOBSON AVE., BOROUGHS OF BROOKLYN AND QUEENS, NEW YORK CITY, AND DUTC-KILLS, NEW YORK, BOROUGH OF QUEENS, NEW YORK CITY" BY WAR DEPARTMENT, CORPS OF ENGINEERS, U.S. ARMY, MAP NO. 6c1, DATED JUNE 1940, LAST REVISED DECEMBER 1957.
 - I. RP-602, APPLICATION FOR MERGERS OR APPOINTMENTS, DATED DECEMBER 31, 2013, JANUARY 24, 2014, APRIL 15, 2014, AND SEPTEMBER 12, 2014 FILED BY GARY HANDEL.
 - J. "GREENPOINT LANDSCAPE ENLARGED PLAN" BY HANDEL ARCHITECTS LLP, PROJECT NO. 433.01, DRAWING NO. 9.03, DATED APRIL 3, 2014.
 - K. "PROPOSED SUBDIVISION, GREENPOINT LANDING", BY LANGAN, PROJECT NO. 170229002, DRAWING NO. 09.01, DATED 10/23/13, LAST REVISED 05/29/14.
 - L. RP-602, APPLICATION FOR MERGERS OR APPOINTMENTS, NOT DATED, APPLICANT: GARY HANDEL, SENT VIA ELECTRONIC TRANSMISSION 08/12/14.
 - M. "FINAL SURVEY, GREENPOINT LANDING", BY LANGAN, PROJECT NO. 170229002, DRAWING NO. VB601-0100, DATED 06/11/14, LAST REVISED 06/25/14.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE FOLLOWING FACTS AS REVEALED BY THE HEREOF REFERENCED INFORMATION. THE INFORMATION SHOWN HEREON DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AN ACCURATE AND CURRENT TITLE REPORT.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO APPROXIMATE NORTH.
- STREET NAMES, R.O.W. WIDTHS, BLOCK AND LOT NUMBERS AS PER MAPS REFERENCED IN NOTE 1.
- THIS PLAN IS PROVIDED AS A BASIS FOR THE REAPPORTIONMENT OF LOT 6, AND SHOULD NOT BE RELIED UPON AS A COMPLETE BOUNDARY SURVEY FOR THE PARCELS SHOWN HEREON.
- EASEMENTS AND LIMITING PLANES, IF ANY, NOT SHOWN.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THIS PLAN NOT VALID UNLESS EMBOSSED OR BLUE INK STAMPED WITH THE SEAL OF THE PROFESSIONAL.

APPROXIMATE - SEE NOTE 3

10/04/17	Revised and Reissued	1
Date	Description	No.
REVISIONS		

I hereby state that this plan is based on a field survey made by me or under my immediate supervision in accordance with NYSPLS Code of Practice for Land Surveyors, and to the best of my professional knowledge, information and belief, and in my professional opinion, correctly represents the conditions found on the date of the field survey at the subject property.

Paul D. Fisher
 SIGNATURE DATE SIGNED 10-12-17
 PAUL D. FISHER
 PROFESSIONAL LAND SURVEYOR
 NY LIC. No. 050784-1

LANGAN
 21 Penn Plaza, 360 West 31st Street, 8th Floor
 New York, NY 10001
 T: 212 479-5400 F: 212 479-5444 www.langan.com

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan International, L.L.C.
 Collectively known as Langan

Project
GREENPOINT LANDING
 BLOCK No. 2494, LOT No. 6
 BOROUGH OF BROOKLYN
 CITY OF NEW YORK
 KINGS COUNTY NEW YORK

Drawing Title
FINAL SURVEY

Project No. 170229002	Drawing No. VB601
Date 10/24/14	0105
Scale 1"=60'	
Drawn By LB	
Checked By PDF	Sheet 001 of 001

April 22, 2021

Mr. Joseph Murin
Executive Director
New York City Water Board
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Re: **DEP Relinquishment of 0.207-Acre of Block 2494, Lot 6 in Brooklyn, NY**

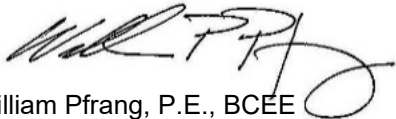
Dear Mr. Murin:

We have evaluated the above referenced transfer of property from the NYC Department of Environmental Protection (DEP) on behalf of the New York City Municipal Water Finance Authority (MWFA).

The New York City Housing Preservation and Development (HPD) has requested DEP to relinquish its jurisdiction over a vacant lot (0.207-acre parcel), Block 2494, Lot 6, in Greenpoint, Brooklyn to allow for the Greenpoint Landing development. DEP has determined that the parcel identified by HPD is not necessary for their current or future operations. DEP has previously relinquished a 0.062-acre section of the same lot to the NYC Department of Transportation (DOT) in 2018 for road improvements for the same Greenpoint Landing development area.

Based upon our evaluation, we conclude that transferring jurisdiction and management of this 0.207-acre plot of land to the HPD has no impact on the operation of New York City's water and wastewater system, the collection of revenues or the ability of the Board to make payments under the Lease. Once the property is transferred to HPD, DEP will no longer be responsible for the property.

Very truly yours,



William Pfrang, P.E., BCEE
Consulting Engineer for
Municipal Water Finance Authority

NEW YORK CITY WATER BOARD

May 10, 2021

RESOLUTION

WHEREAS, the water and wastewater systems (the “Systems”) of the City of New York (the “City”) have been leased by the City to the New York City Water Board (the “Board”) pursuant to an Agreement of Lease, dated as of July 1, 1985 and as amended by Amendment No. 1 dated as of November 1, 1985, between the City and the Board (the “Lease”); and

WHEREAS, the City, through the New York City Department of Environmental Protection (“DEP”) operates and maintains the Systems; and

WHEREAS, pursuant to Section 11.1(d)(i) of the Lease, the City may, with the prior written consent of the Board, transfer property that is subject to the Lease, provided that the transfer of the property in question does not materially reduce the revenues of the Systems or otherwise impair the ability of the Board to make the payments required under the Lease; and

WHEREAS, the City has requested that the Board give its consent to release the Board’s leasehold on, and then transfer to the City’s Department of Housing Preservation and Development, of an unused 0.207 acre land parcel that comprises the portion of Brooklyn Block 2494, Lot 6 not previously authorized for release to the City by the Board, in order to support the development of, and to meet the City’s obligations in connection with, the Greenpoint Landing real estate development project; and

WHEREAS, by letter dated April 22, 2021, the Board has received certification from William Pfrang, P.E., Vice President of AECOM USA, Inc., Consulting Engineer, that it has evaluated the above real property action and has confirmed that such transfer has no impact on the operations of the Systems, the collection of revenues of the Systems, or the ability of the Board to make any payments required under the Lease; and

WHEREAS, the Board has determined that releasing its leasehold interest in the 0.207 acre parcel that comprises a portion of Brooklyn Block 2494, Lot 6, to the City is reasonable and appropriate; it is therefore,

RESOLVED, that, pursuant to Section 11.1(d)(i) of the Lease, the Board hereby consents to the property release and transfer as described herein; and be it further

RESOLVED, that the officers of the Board be hereby authorized and empowered, in the name of, and on behalf of, the Board, to grant such consent and to take such other and further actions as the officers, or any officer individually, deems necessary or appropriate to carry out this resolution.



Water Rate Outlook for the Fiscal Year Beginning July 1, 2021

May 10, 2021

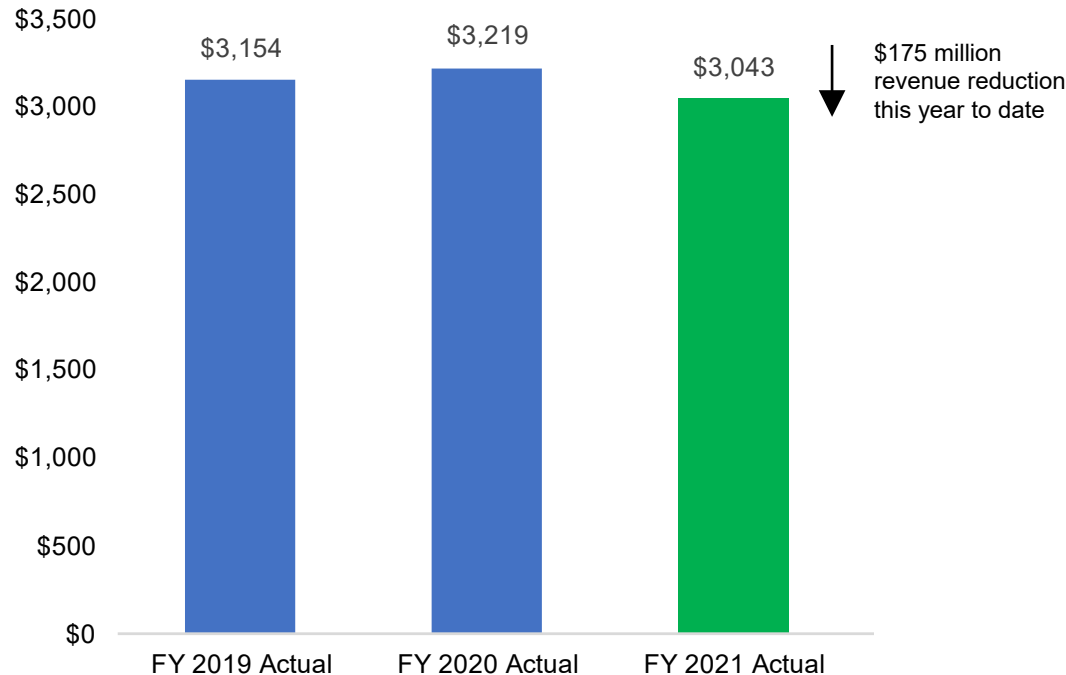
1. Update on Department of Environmental Protection (DEP) operations and capital projects
2. Financial and capital market update
3. Proposal on water and wastewater rates for FY 2022 for customers in New York City
4. Proposed Rate Schedule policy updates
5. Preliminary FY 2022 budget outlook
6. Wholesale water rate for customers located north of New York City

- Water and wastewater service maintained throughout the pandemic without interruption or impact to water quality
- DEP is following CDC guidelines around workplace safety protocol
- DEP personnel able to work in a remote, digital format were assigned to remote work, and other personnel implemented social distancing, on-site temperature checks, and use of PPE at their worksites
- After reaching a peak of 80% of office employees in a remote work format, the DEP workforce began returning to worksites last week; on a typical day at current rates, 70% of DEP personnel are on-site
- Some pandemic measures remain in place, including a moratorium on water shut-offs and digital work permitting, as well as a pause on certain filing deadlines, such as billing appeals

Work Was Completed and Begun on Important Projects

July	Drainage improvements completed along Shore Boulevard in Astoria Park, Queens
September	Work commenced on 7 miles of new water mains in Gravesend and Sheepshead Bay, Brooklyn - \$30 million
October	Completion of Pugsley Creek clean-up in Bronx - \$106 million
November	Work commenced on Morrison Avenue Plaza transformation in the Bronx - \$9 million
November	Flood mitigating green infrastructure constructed in Queens Village, Wayanda, and Cambria Heights, Southeast Queens , in addition to 3,000 other green infrastructure assets and \$222 million FY 2021 capital commitment
December	Drainage upgrade for Bay Terrace, Staten Island - \$10 million
January	New drinking water connection between Randall and Wards Islands, Manhattan completed - \$31 million
February	Delaware Aqueduct Bypass Tunnel final liner installation, Newburgh , Orange County - \$1 billion total project cost

Revenues Through April 30* - in Millions of Dollars

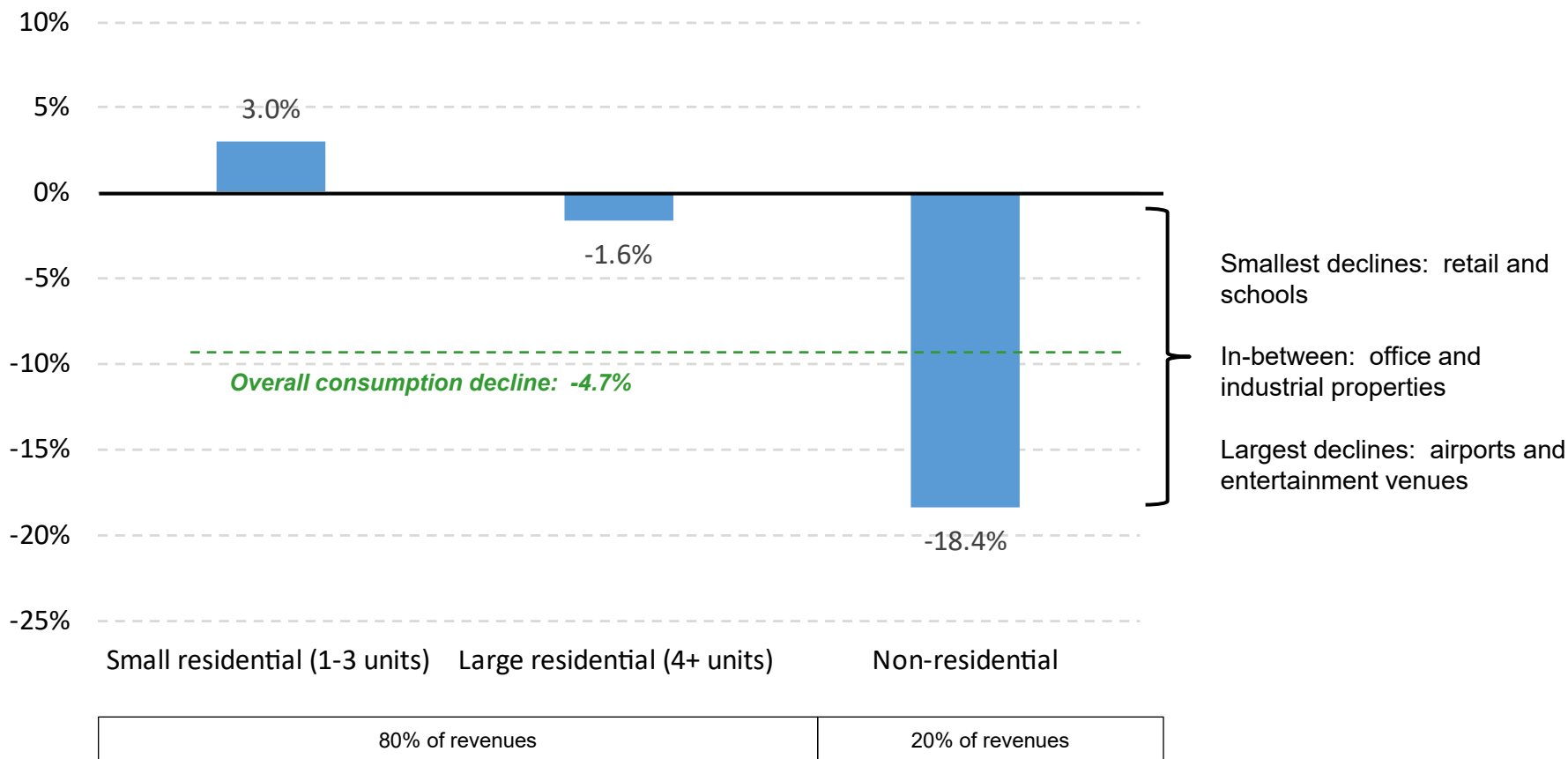


- Operating revenues are -\$175 million lower than this time last year
- The Board's FY 2021 budget assumed revenues would be reduced due to the pandemic
- The system still faces considerable financial uncertainty, and there is less financial cushion than prior to the pandemic
- Overdue bills at the 180 day mark as of March 31 are +26.6% higher than last year, including an additional 16,651 newly delinquent accounts since last year

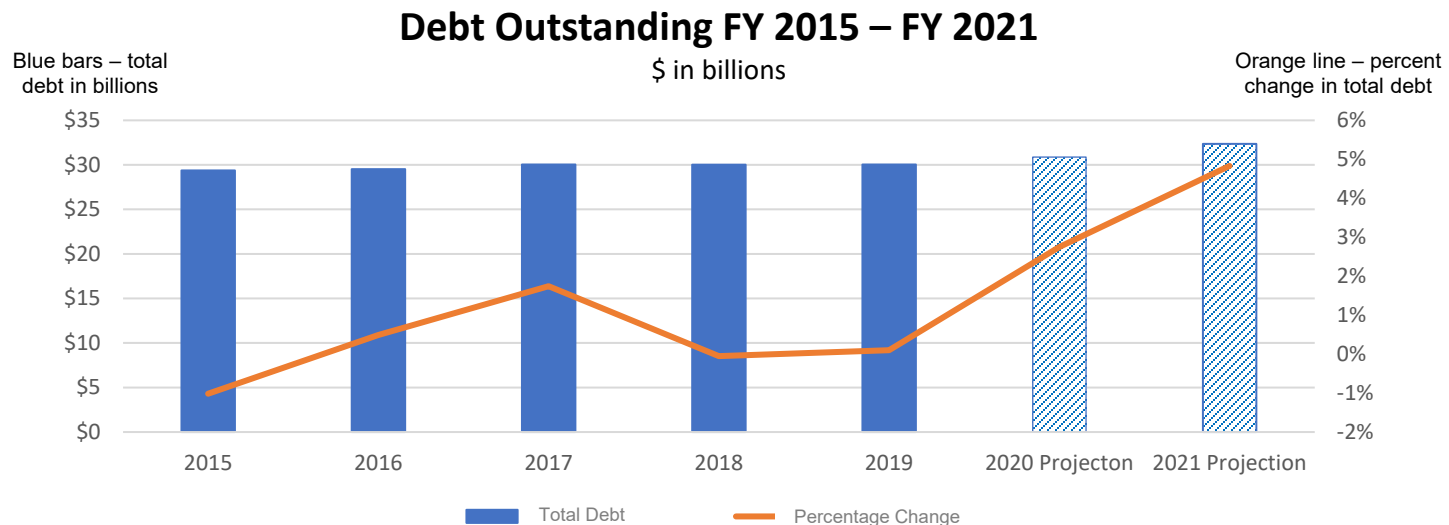
Financial Hardship and Lower Water Use Reduced Revenues

- Non-residential property categories have seen large reductions in water use compared to FY 20
- Larger, multi-family residential properties are also seeing lower water consumption
- Smaller residential properties are seeing somewhat higher water consumption

**Water Use by Metered Customers Through April 30 –
Change in FY 2021 vs. FY 2020**

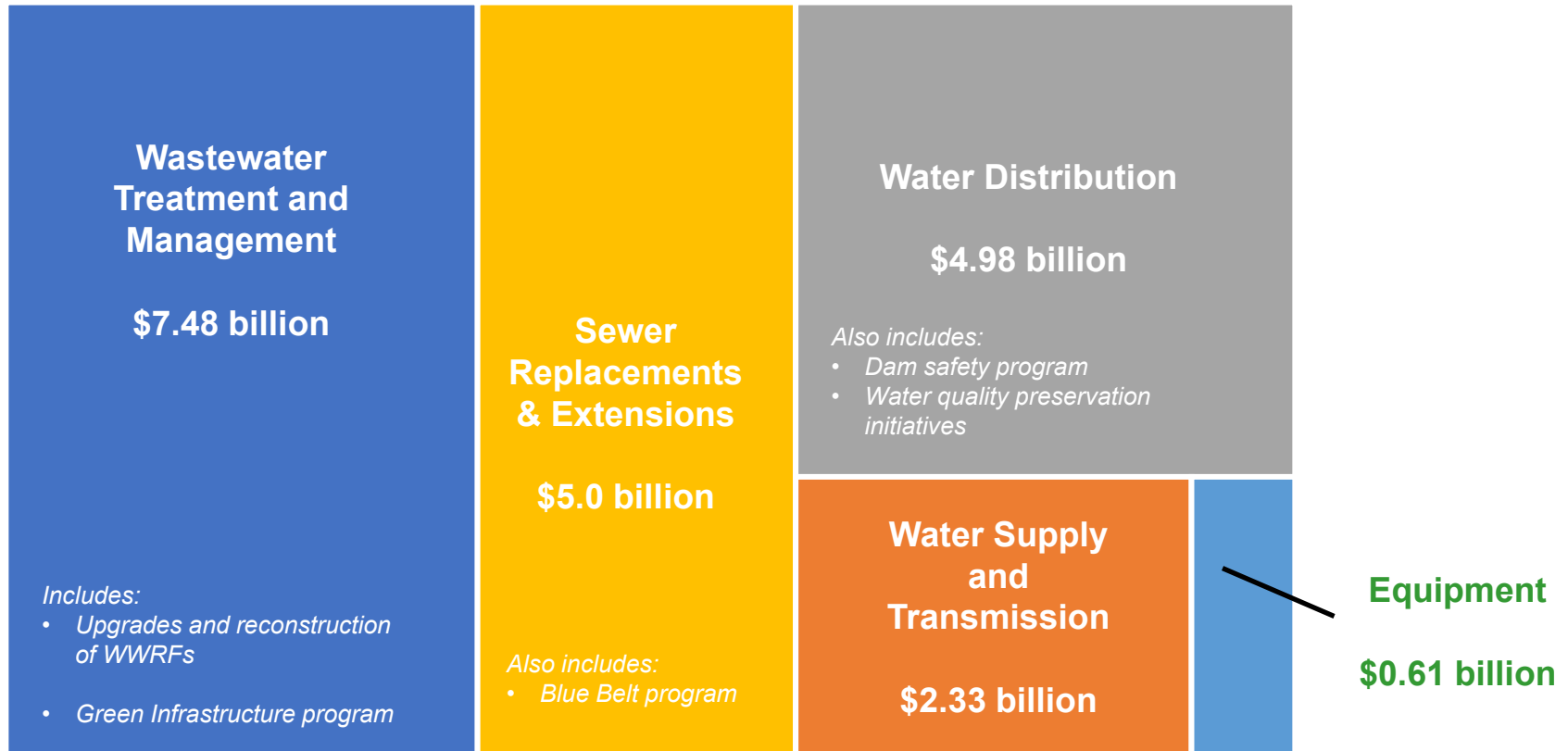


- Most DEP construction projects are paid for using cash raised by selling bonds
- The municipal bond market has recovered from the pandemic-driven dislocation of March 2020, caused by mutual fund investors selling their municipal fund investments
- NYW borrowing costs declined towards the end of calendar year 2020, but have recently trended up due to expectations of higher rates of inflation
- The short-term SIFMA index, against which NYW's variable rate debt is priced, peaked at 5.2% on March 18, 2020, but has averaged 0.09% since July 2020
- NYW bond ratings are unchanged from before the pandemic, and remain highly rated
- Balance sheet forecast indicates outstanding debt will increase by 2% by the end of FY 2021 and by another 4.3% by the end of FY 2022



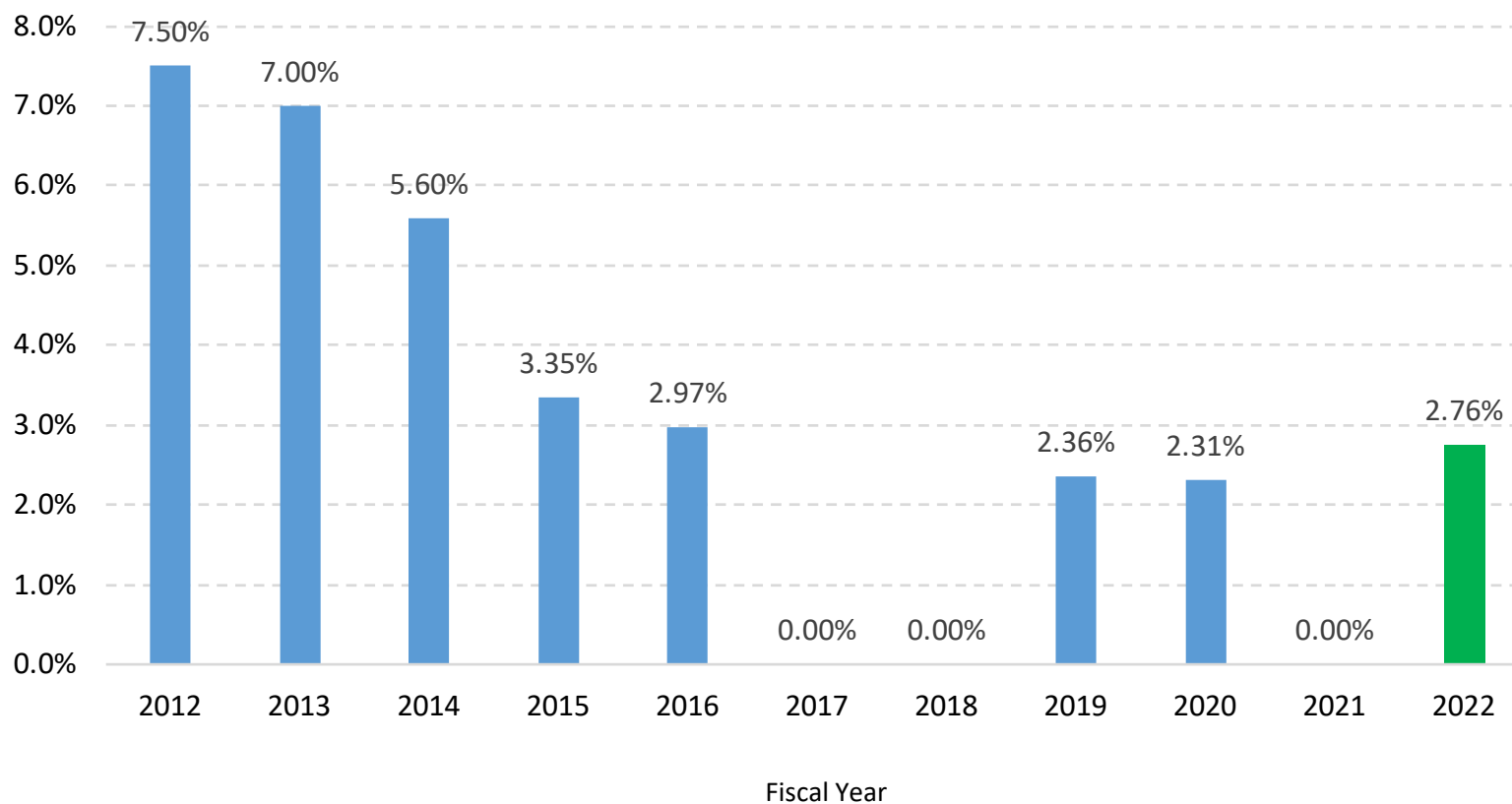
System Ten-Year Capital Investment Plan

Total City capital project funds, FY 2022 – FY 2031: \$20.4 billion



Rate Proposal to be Effective July 1, 2021

- Proposing a **2.76% rate increase** for customers in New York City
- **\$30 million** for customer affordability programs, a **+\$10 million expansion representing a +50% budget increase**
- **No budgeted rental payment for FY 2022**



Increase to a Typical Monthly Bill Would be Small

Annual water and wastewater charges	FY 2021	FY 2022	Monthly Increase
Average Single Family Charge (70k gallons per year)	\$967	\$994	\$2.22
Average Multi-Family Metered Charge (52k gallons per year)	\$718	\$738	\$1.65
Multi-Family Conservation Program (per residential unit)	\$1,052	\$1,081	\$2.42
Minimum Charge Properties (using less than 90 gallons per day)	\$464	\$464	\$0.00

+50% Budgeted Increase to Affordability Programs

	FY 2021 Program Budget (per year)	Proposed Expansion	Proposed FY 2022 Program Budget (per year)
Multi-Family Water Assistance Program (4-unit +)	\$10 million	Additional 8,000 affordable apartment unit credits, for 48,000 total credits of \$250 each	\$12 million
Home Water Assistance Program (1-4 unit)	\$6 million	Larger \$145 bill credit to all recipients, and additional 45,000 new recipients (96,000 total)	\$14 million
Leak Forgiveness Program	\$4 million	Program in line with current terms, 50% bill credit for self-reported leaks that are fixed	\$4 million
Total Affordability Programs	\$20 million	+ \$10 million additional customer affordability funds	\$30 million

Water Rates Remain Affordable Compared to Peers

Typical Annual Residential Water Charges

		New York City	30 Large City Average ¹	NYC vs. Average
Based on 80k gallons per year	2016	\$1,055	\$1,101	-4.2%
	2017	\$1,055	\$1,156	-8.7%
	2018	\$1,055	\$1,205	-12.4%
Based on 70k gallons per year	2019	\$945	\$1,119	-15.5%
	2020	\$967	\$1,173	-17.6%
	2021	\$967	\$1,216	-20.5%
	2022	\$994	NA	NA

Note 1: based on rates in effect as of February of each calendar year

Rate Schedule Part IV, Section 2: **Multi-family Conservation Program**

- Properties enrolled in the Multi-family Conservation Program are required to file paperwork demonstrating they are in compliance with the Program's terms
- A group of properties that were automatically enrolled in the Program several years ago have not yet filed supporting paperwork
- These properties may, or may not be in compliance, and some may just be unaware of their filing obligation, though otherwise in compliance with program requirements
- The profile of this pool of properties is weighted toward the types of multi-family properties that are affordable to middle or lower income households
- Given the ongoing financial stresses of the pandemic and the affordability-oriented nature of the properties in question, the proposed Rate Schedule modification would suspend the penalty for failing to provide supporting paperwork for an additional year, through June 30, 2022

Rate Schedule Part VI, Section 3: **Late Payment Charges**

- New York State Law requires the Board to charge late interest on overdue water and wastewater bills
- State Law provides that the interest rate to be charged should be the same as the late interest rate on overdue property tax bills in New York City
- For many years, a two-tier interest rate has been in effect for unpaid City property taxes, based on whether a property's taxable assessed value is more or less than \$250,000 (the current interest rates are 5% and 18% for lower and higher property valuations, respectively)
- Due to computer system limitations, DEP has a longstanding practice of billing all overdue charges at the lower (currently 5%) rate, which is reflected in the Rate Schedule
- With the upcoming launch of DEP's new computer billing system, two interest rate tiers will be used for billing, upon release of the new software
- The proposed Rate Schedule modification re-restates that the billing policy for late interest charges is the statutory requirements of State Law, with the specific interest rates charged set in accord with City Council law based on Banking Commission recommendation

Rate Schedule Part IV, Section 6: **Comprehensive Water Reuse**

- Existing Rate Schedule provisions provide for a 25% discounted water rate for properties that install water recycling assets
- DEP and the Board are generally supportive of water recycling improvements, since they reduce both primary demand for water and the quantity of wastewater requiring treatment
- A development trend the existing Rate Schedule does not address is water recycling assets shared by different properties, in some instances with different rates of contributions to, and withdrawals from, the recycling asset
- The proposed Rate Schedule modification would allow a group of properties sharing a single recycling asset to apply collectively for the discounted water rate, provided that:
 - The properties connected to the recycling asset reduce primary water demand by at least 25%, measured in aggregate
 - Each property submits a complete, standalone application
 - Discounts are only available based on completed construction, not on blueprints
 - A detailed engineer's report is submitted
 - Coordination of information exchange and paperwork when there are different owners, or changes of ownership, is the responsibility of the property owners

Rate Schedule Part III, Section 6: **Property Served by a Private Wastewater Treatment Plant**

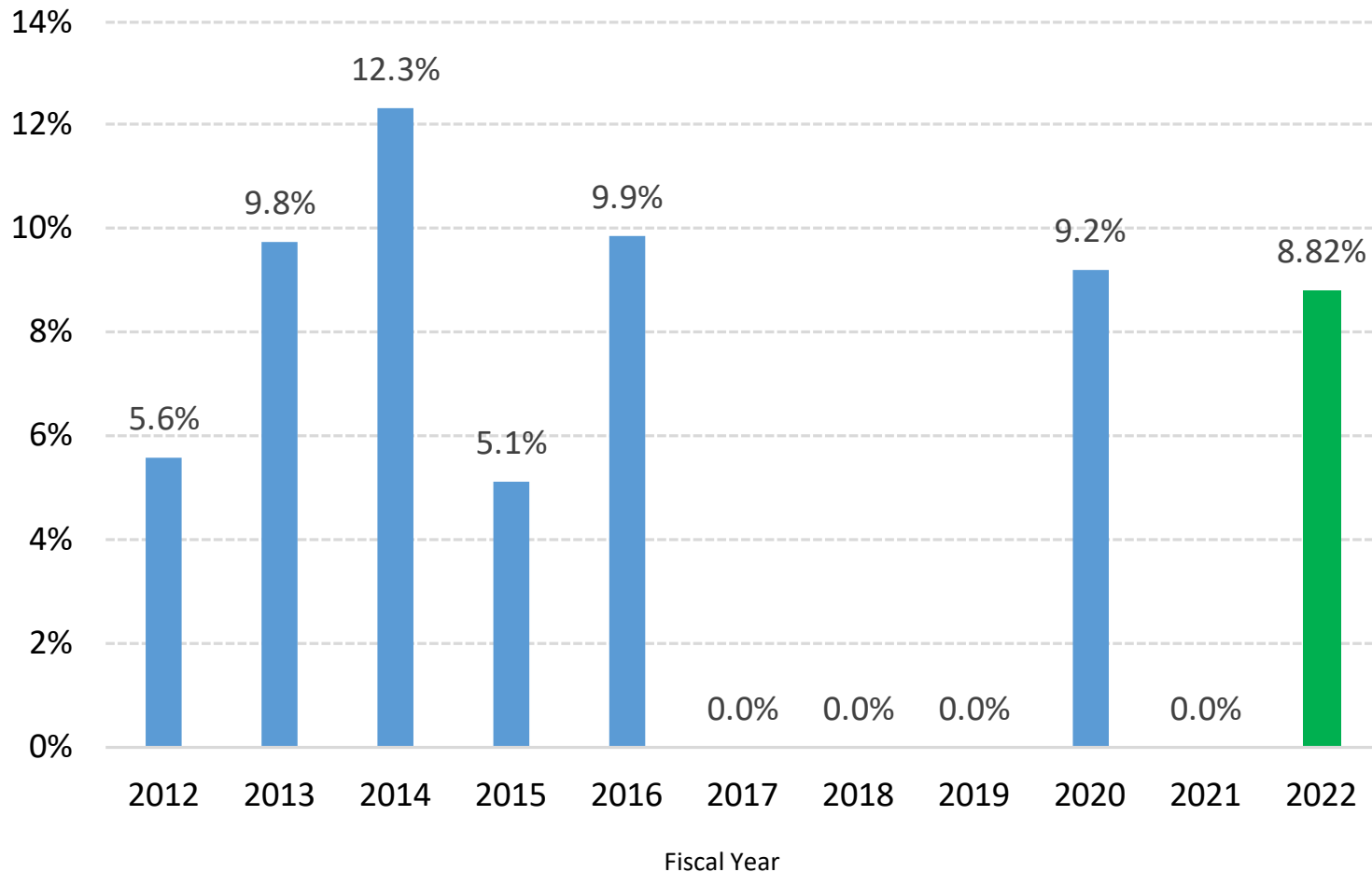
- Existing Rate Schedule provisions provide for a 76% discounted wastewater charge when a property has a private wastewater treatment plant installed and meets certain criteria
- The proposed amendments to this Rate Schedule section would achieve two things:
 - First, extending the availability of a wastewater discount to a group of properties sharing a private wastewater treatment plant, in a similar manner to how the water reuse discount would be extended to a group of properties, and based on similar requirements for documentation and coordination among different owners
 - Second, the existing Rate Schedule language limits the availability of the discount to properties that do not release any wastewater into the City sewer system, thus prohibiting wastewater systems that periodically do release some wastewater, but are otherwise highly efficient, from receiving any billing benefit
 - The proposed revision would make the billing discount for private wastewater treatment plants available to properties, or groups of properties, that release less than 10% of the annual wastewater flow of the property or group of properties

Preliminary Water Board Financial Outlook

Million of dollars	Estimated FY 2021	Preliminary FY 2022	Comment
Water Authority funds for debt service and cash-funded capital investment or defeasance of existing debt	\$1,808 (51%)	\$1,771 (51%)	Debt service reflects outstanding fixed rate and variable rate bonds and new debt to fund the capital investment plan
DEP operations and maintenance, net	\$1,490 (42%)	\$1,629 (46%)	FY 2021 amount is net of a \$94 million offsetting credit for under-spending during FY 2020
Water Board and Water Authority combined expense budgets	\$101 (3%)	\$110 (3%)	No significant changes
One-time reinstatement of rental payment to the City	\$137 (4%)	\$0 (0%)	No rental payment budgeted for FY 2022
Total projected expenses	\$3,536	\$3,510	No budget growth, due to elevated delinquencies, lower water use, and lien sale limits

Wholesale Rate Proposal Effective July 1, 2021

- Proposing a rate increase of **8.82%** for wholesale customers north of NYC
- Wholesale customers have had one rate increase in the last five years
- A typical end consumer's water bill would increase by \$11 per year
- Increase to the excess water rate in line with in-City increase of 2.76%



- The Water Board will hold two New York City public hearings, one daytime and one evening, on June 1 and June 2, as well as one wholesale water rate hearing on June 3
- The hearing will be conducted by conference call, and a transcript of the hearing will be available on the Water Board website afterward
- The public is encouraged to submit testimony in writing this year, although the public hearings will provide a forum for oral comment
- Comments can be submitted by email, fax, or mail, and should be received by 4:00pm Eastern Time the day before the hearing

Email: nycwaterboard@dep.nyc.gov

Mail: 59-17 Junction Blvd., 8th Floor, Flushing, NY 11373

Schedule for Hearings and Next Meeting

Event	Date	Location	Time
In-City Public Hearing No. 1	Tuesday June 1	Phone: (347) 921-5612 Access code: 107 181 687 #	12:00 pm
In-City Public Hearing No. 2	Wednesday June 2	Phone: (347) 921-5612 Access code: 875 205 402 #	6:00 pm
Wholesale Rate Public Hearing	Thursday June 3	Phone: 347-921-5612 Access code 781 703 195 #	12:00 pm
Next Water Board Meeting	To be announced	By conference call	TBD



nyc.gov/dep

