

**Date : 4/12/2023 4:42:16 PM**

**From : "Gary LaBarbera"**

**To : "Karen P. Keogh"**

**Subject : Accepted: Zoom KPK <> Mario Cilento <> Gary LaBarbera**

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**Date :** 4/12/2023 4:24:24 PM

**From :** "Karen P. Keogh"

**To :** "Karen P. Keogh" , "Joshua Norkin" , "Darren Cohen" , "Edgar Santana"

**Cc :** "S2GOffice" , "Isabel Mora" , "Farrah Kennedy" , "rdelgado@nysaflcio.org" , "Gary LaBarbera"

**Subject :** Zoom KPK <> Mario Cilento <> Gary LaBarbera

Join Zoom Meeting

[REDACTED]

[REDACTED]

**Participants:**

Karen Keogh

Josh Norkin

Darren Cohen

Edgar Santana

Mario Cilento

Gary LaBarbera

Date : 6/24/2023 11:25:27 AM

From : "Edgar Santana"

To : "Edgar Santana" , "Karen P. Keogh" , "Micah Lasher" , "glabarbera@nycbuildingtrades.org"

Subject : Call at Noon

Join Zoom Meeting

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date : 6/24/2023 11:58:10 AM

From : "Edgar Santana"

To : "Karen P. Keogh" , "Micah Lasher" , "glabarbera@nycbuildingtrades.org"

Subject : Line is open - please dial in: Call at Noon

Join Zoom Meeting

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Date : 6/28/2023 10:17:12 AM**

**From : "Gary LaBarbera"**

**To : "Karen P. Keogh"**

**Subject : Draft proposal for Wage Standards**

**Attachment : 1601-1601 Draft Proposal re Wage Standard for NYS Housing GPP Plan.docx;image001.jpg;**

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Good morning Karen ♦ as per our conversation I want to make you aware I spoke to REBNY this morning regarding the draft proposal for Wage Standards. I want you to be assured that I kept my commitment to have a proposal by Wednesday morning.

Thank you.

Gary LaBarbera

President

Building & Construction Trades Council of Greater New York

350 West 31<sup>st</sup> Street, Suite 700

New York, NY 10001

Tel: (212) 647-0700 | Fax: (212) 647-0705



6/28/23

**DRAFT Proposal for Wage Standards  
For Housing Under ESD GPP**

Affordable housing has two components. One is the cost of housing. The other is an individual or family's ability to pay the cost of housing. The housing crisis cannot be addressed without providing workers with the means to pay for housing. This paradigm was intended to be addressed in the adoption of 421-a in 2017 through the incorporation of a sitewide average wage within certain geographic locations. However, experience over the last six years has demonstrated that the efforts to address wages for workers on 421-a projects has not produced the outcome that the Building and Construction Trades Council's affiliates hoped for. Rather than providing equitable wages across all workers on the jobsite, certain workers have retained wages and benefits on the high-end, while other workers were not provided with an equitable share of the sitewide average. As such, many workers on 421-a projects were still unable to afford to live in the units that they built. Additionally, the scope of projects to which the average site wide wage was applied was overly restrictive; preventing even more workers from earning wages that would allow them to afford to live in the units they built.

In order to address these inequities and to ensure that workers building affordable housing can actually afford to live in such housing, we propose the following to be included in the current discussions with the Governor's office to build certain affordable housing pursuant to a General Project Plan issued by the New York State Empire State Development as well as associated RFPs/RFAs and other associated documents:

- 1) SCOPE – Limited to affordable housing to be built pursuant to a General Project Plan under Empire State Development. Any applicant or respondent to the General Project Plan that has a development of 100 units or more in the City of New York must comply with the wage standards set forth in the GPP and associated documents.
- 2) WAGE STANDARD – Any laborer, worker, or mechanic performing work on a project developed pursuant to the General Project Plan in the City of New York with 100 or more units shall receive as a minimum hourly compensation (wages and benefits), 100% of AMI for a family of four (which currently equates to \$67.88 in 2023) (the "AMI Wage). However, in the event that The prevailing rate of wage for the type and classification of work performed as set by the Comptroller of the City of New York is less than the AMI Wage, such prevailing wage rate shall apply

For purposes of this wage standard, employer payroll costs and taxes are not included in the calculation of the AMI Wage. Additionally, as prevailing wage and the corresponding to income levels for AMI increase, so shall the AMI wage and prevailing wage in the Wage Standards set forth above.

- 3) Any laborer, worker, or mechanic who is represented by a labor organization mechanic performing work on a project developed pursuant to the General Project Plan in the City of New York with 100 or more units shall be exempt from receiving the Wage Standard set forth in the General Project Plan when such work is performed pursuant to a collective bargaining agreement, market-recovery agreement, job-site specific agreement or addenda, agreement to utilize a target fund or market recovery fund, with a bona fide trade labor organization and the laborer, worker, or mechanic receives the rate set forth in such agreement.
- 4) All contractors and subcontractors shall maintain certified payroll records in an electronic and digital form, which shall be subject to the Freedom of Information Law (with the same protections for privacy as other certified payroll records). Such reports shall be submitted to the New York State Department of Labor on a Monthly basis.
- 5) Failure to pay the laborers, workers, and mechanics the Wage Standards set forth herein and in the General Project Plan are subject to the penalties set forth in New York State Labor Law 220.
- 6) The provisions set forth in paragraphs 4 and 5 herein may be waived pursuant to a project labor agreement with a bona fide trade labor organizations representing all workers on the project.
- 7) Nothing herein shall prohibit the use of a project labor agreement, or supersede or null or void any project labor agreement or commitment to utilize a project labor agreement, on any project covered by the General Project Plan

REBNY and its member developers shall provide assurances in an acceptable form that any trade that provides an agreement where the aggregated wages and supplemental benefits divided by the aggregated hours of employment are equal to or less than the Wage Standard set forth herein shall perform all work in within that trades jurisdiction by such trade on the affected projects.

**Date : 6/28/2023 10:33:25 AM**

**From : "Karen P. Keogh"**

**To : "Gary LaBarbera"**

**Subject : Read: Draft proposal for Wage Standards**



**Date : 6/24/2023 4:47:00 PM**

**From : "Gary LaBarbera"**

**To : "Micah Lasher"**

**Subject : Accepted: Invitation: Housing discussion @ Sat Jun 24, 2023 5pm - 6pm (EDT) (glabarbera@nycbuildingtrades.org)**

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Date : 6/24/2023 11:22:22 AM

From : "Edgar Santana"

To : "Edgar Santana" , "Karen P. Keogh" , "Micah Lasher" , "glabarbera@nycbuildingtrades.org"

Subject : Call at Noon

Join Zoom Meeting

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date : 6/24/2023 11:22:22 AM

From : "Edgar Santana"

To : "Edgar Santana" , "Karen P. Keogh" , "Micah Lasher" , "glabarbera@nycbuildingtrades.org"

Subject : Line is open - please dial in: Call at Noon

Join Zoom Meeting

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date : 6/23/2023 2:17:54 PM

From : "Edgar Santana"

To : "Edgar Santana" , "Ruthanne Visnauskas (hcr.ny.gov)" , "Jane Thompson (labor.ny.gov)" , "Santos Rodriguez" , "Tania Dissanayake" , "Darren Cohen" , "James Katz" , "Roger Maldonado" , "glabarbera@nycbuildingtrades.org" , "Micah Lasher"

Cc : "Lillian Cabrera (hcr.ny.gov)" , "Sarita Heffernan" , "Joshua Norkin" , "Winifer Estevez" , "Himabindu Nagothi"

Subject : LINE IS OPEN- please dial in- Meeting with State Trades Re: Housing

Join Zoom Meeting

[REDACTED]

[REDACTED]

[REDACTED]

**Date : 6/23/2023 2:17:54 PM**

**From : "Edgar Santana"**

**To : "Edgar Santana" , "Ruthanne Visnauskas (hcr.ny.gov)" , "glabarbera@nycbuildingtrades.org" , "Tania Dissanayake" , "Micah Lasher" , "Santos Rodriguez" , "James Katz" , "Roger Maldonado"**

**Cc : "Lillian Cabrera (hcr.ny.gov)" , "Winifer Estevez" , "Himabindu Nagothi" , "Sarita Heffernan"**

**Subject : Meeting with State Trades Re: Housing**

Join Zoom Meeting

[REDACTED]

[REDACTED]

[REDACTED]

Date : 6/24/2023 1:47:15 PM

From : "Edgar Santana"

To : "Mike Bosso"

Cc : "Mike Cinquanti" , "Gary LaBarbera" , "Micah Lasher" , "James Katz" , "Tania Dissanayake" , "Roger Maldonado"

Subject : Re: Contact info

+ our team working on the issue.

Team, Gary is looking to move on this quickly.

Gary/Mike/Mike, what are the questions you have or information you need from us?

Thx - Edgar

---

**Edgar Santana**

**Deputy Secretary to the Governor**

**Office of Governor Kathy Hochul**

633 Third Ave, New York, NY 10017

212-681-4011 | [edgar.santana@exec.ny.gov](mailto:edgar.santana@exec.ny.gov)

[www.governor.ny.gov](http://www.governor.ny.gov)

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Sent from an iPhone device

On Jun 24, 2023, at 1:31 PM, Mike Bosso <[mdb@cohmlaw.com](mailto:mdb@cohmlaw.com)> wrote:

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Hi Edgar

As per our call, Mike Cinquanti and I are on this email. Additionally my cell phone number is [REDACTED]

Thank you for setting up the connection. It is very much appreciated.

Very truly yours,  
Mike Bosso

Date : 6/24/2023 2:09:07 PM

From : "Micah Lasher"

To : "Edgar Santana"

Cc : "Gary LaBarbera" , "James Katz" , "Mike Bosso" , "Mike Cinquanti" , "Roger Maldonado" , "Tania Dissanayake"

Subject : Re: Contact info

Happy to connect later this afternoon/evening if helpful. 5pm would be the best time for me, but I'll try to make whatever work.

On Sat, Jun 24, 2023 at 1:47 PM Edgar Santana <[Edgar.Santana@exec.ny.gov](mailto:Edgar.Santana@exec.ny.gov)> wrote:

+ our team working on the issue.

Team, Gary is looking to move on this quickly.

Gary/Mike/Mike, what are the questions you have or information you need from us?

Thx - Edgar

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Very truly yours,  
Mike Bosso

--

**Micah Lasher**

Director of Policy

Pronouns: he/him/his

**Office of Governor Kathy Hochul**

633 Third Avenue

New York, NY 10017

(212) 681-4554 (w) | [REDACTED] (m)

[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)

Date : 6/24/2023 2:17:59 PM

From : "Mike Bosso"

To : "Edgar Santana"

Cc : "Mike Cinquanti" , "Gary LaBarbera" , "Micah Lasher" , "James Katz" , "Tania Dissanayake" , "Roger Maldonado"

Subject : Re: Contact info

Thank you Edgar,

Our questions are more centered on the process of how this would get implemented. Assuming we are able to work out the details, our understanding from our call this morning is that ESD would put out RFPs or RFAs for these projects and utilize a leaseback arrangement. With that understanding, we have the following questions on the process

- 1). How would the RFP/RFA process work for vested 421-a projects with developers already in place?
- 2). Would there be a separate RFP/RFA for each project?
- 3). How are the projects selected?
- 4). We are also assuming that the GPP and RFP/RFA would outline the affordability requirements, labor standards, and tax (or other) incentives. Is this accurate?
- 5). 421-a included reporting requirements and enforcement provisions. How would this be handled under a GPP?
- 6). Are there any other regulatory approvals or public hearings required for the GPP. For example, would the projects have to go through environmental review?
- 7). If this all works out, how long would it take to put the GPP together, put out RFPs/RFAs and ultimately have construction underway?

These are the types of questions that came to mind after this morning's call. We appreciate any information you have regarding the process of moving this forward.

We greatly appreciate all of your time and consideration.

Please let me know if you wish to discuss further.

Thank you all very much.

Mike Bosso

On Jun 24, 2023, at 1:47 PM, Edgar Santana <Edgar.Santana@exec.ny.gov> wrote:

+ our team working on the issue.

Team, Gary is looking to move on this quickly.

Gary/Mike/Mike, what are the questions you have or information you need from us?

Thx - Edgar

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Very truly yours,  
Mike Bosso

Date : 6/24/2023 3:05:31 PM

From : "Micah Lasher"

To : "Mike Bosso"

Cc : "Edgar Santana" , "Gary LaBarbera" , "James Katz" , "Mike Cinquanti" , "Roger Maldonado" , "Tania Dissanayake"

Subject : Re: Contact info

This is super-helpful. I think it is probably easier to talk through these questions, rather than to try and put together written answers (both given the time constraints and the fact that we are still working through details). Is there a time that would work for you guys?

On Sat, Jun 24, 2023 at 2:18 PM Mike Bosso <[mdb@cohmlaw.com](mailto:mdb@cohmlaw.com)> wrote:

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Please let me know if you wish to discuss further.

Thank you all very much.

Mike Bosso

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Team, Gary is looking to move on this quickly.

Gary/Mike/Mike, what are the questions you have or information you need from us?

Thx - Edgar

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*Director of Policy*

Pronouns: he/him/his

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(212) 681-4554 (w) | [REDACTED] (m)

[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)

Date : 6/24/2023 3:12:06 PM

From : "Mike Bosso"

To : "Micah Lasher"

Cc : "Edgar Santana" , "Gary LaBarbera" , "James Katz" , "Mike Cinquanti" , "Roger Maldonado" , "Tania Dissanayake"

Subject : Re: Contact info

Thank you Micah,

I'm pretty free after 4pm today.

I'm also available tomorrow. Between 10 and 5 is best, but can be available later as well.

Please let me know what works best for your team

Thank you.

Mike Bosso

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*Director of Policy*  
Pronouns: he/him/his

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633 Third Avenue  
New York, NY 10017  
(212) 681-4554 (w) | [REDACTED] (m)  
[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)

Date : 6/24/2023 3:18:34 PM

From : "Micah Lasher"

To : "Mike Bosso"

Cc : "Edgar Santana" , "Gary LaBarbera" , "James Katz" , "Mike Cinquanti" , "Roger Maldonado" , "Tania Dissanayake"

Subject : Re: Contact info

Tania/Roger/James 💎 would 5pm today work?

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I 💎 m also available tomorrow. Between 10 and 5 is best, but can be available later as well.

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Mike Bosso

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**Micah Lasher**  
*Director of Policy*  
Pronouns: he/him/his

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(212) 681-4554 (w) | [REDACTED] (m)  
[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)

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[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)



Date : 6/24/2023 3:23:29 PM

From : "Roger Maldonado"

To : "Micah Lasher" , "Mike Bosso"

Cc : "Edgar Santana" , "Gary LaBarbera" , "James Katz" , "Mike Cinquanti" , "Tania Dissanayake"

Subject : Re: Contact info

Yes for me.

---

From: Micah Lasher <micah.lasher@exec.ny.gov>

Sent: Saturday, June 24, 2023 3:18:34 PM

To: Mike Bosso <mdb@cohmlaw.com>

Cc: Edgar Santana <Edgar.Santana@exec.ny.gov>; Gary LaBarbera <GLaBarbera@nycbuildingtrades.org>; James Katz <James.Katz@exec.ny.gov>; Mike Cinquanti <mcinquanti@odonnellsolutions.com>; Roger Maldonado <Roger.Maldonado@exec.ny.gov>; Tania Dissanayake <Tania.Dissanayake@exec.ny.gov>

Subject: Re: Contact info

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Pronouns: he/him/his

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(212) 681-4554 (w) | [REDACTED] (m)  
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Date : 6/24/2023 3:34:41 PM

From : "Micah Lasher"

To : "Roger Maldonado"

Cc : "Edgar Santana" , "Gary LaBarbera" , "James Katz" , "Mike Bosso" , "Mike Cinquanti" , "Tania Dissanayake"

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To : "Micah Lasher"

Cc : "Roger Maldonado" , "Gary LaBarbera" , "James Katz" , "Mike Bosso" , "Mike Cinquanti" , "Tania Dissanayake"

Subject : Re: Contact info

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**To : "Ruthanne Visnauskas (hcr.ny.gov)" , "Jane Thompson (labor.ny.gov)" , "Santos Rodriguez" , "Tania Dissanayake" , "Darren Cohen" , "James Katz" , "Roger Maldonado" , "glabarbera@nycbuildingtrades.org" , "Micah Lasher"**

**Cc : "Lillian Cabrera (hcr.ny.gov)" , "Sarita Heffernan" , "Joshua Norkin" , "Winifer Estevez" , "Himabindu Nagothi"**

**Subject : LINE IS OPEN- please dial in- Meeting with State Trades Re: Housing**

Join Zoom Meeting

[REDACTED]

[REDACTED]

[REDACTED]

**Date : 6/23/2023 2:17:54 PM**

**From : "Edgar Santana"**

**To : "Edgar Santana" , "Ruthanne Visnauskas (hcr.ny.gov)" , "Jane Thompson (labor.ny.gov)" , "Santos Rodriguez" , "Tania Dissanayake" , "Darren Cohen" , "James Katz" , "Roger Maldonado" , "glabarbera@nycbuildingtrades.org" , "Micah Lasher" , "Stacy Lynch"**

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Very truly yours,  
Mike Bosso

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**Micah Lasher**

*Director of Policy*

Pronouns: he/him/his

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(212) 681-4554 (w) | [REDACTED] (m)

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[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)

Date : 6/24/2023 2:09:07 PM

From : "Micah Lasher"

To : "Edgar Santana"

Cc : "Gary LaBarbera" , "James Katz" , "Mike Bosso" , "Mike Cinquanti" , "Roger Maldonado" , "Tania Dissanayake"

Subject : Re: Contact info

Happy to connect later this afternoon/evening if helpful. 5pm would be the best time for me, but I'll try to make whatever work.

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[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)

Date : 6/24/2023 1:47:15 PM

From : "Edgar Santana"

To : "Mike Bosso"

Cc : "Mike Cinquanti" , "Gary LaBarbera" , "Micah Lasher" , "James Katz" , "Tania Dissanayake" , "Roger Maldonado"

Subject : Re: Contact info

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Date : 6/24/2023 4:36:53 PM

From : "Edgar Santana"

To : "Micah Lasher"

Cc : "Roger Maldonado" , "Gary LaBarbera" , "James Katz" , "Mike Bosso" , "Mike Cinquanti" , "Tania Dissanayake"

Subject : Re: Contact info

Hi everyone,

I cannot join at 5 pm [REDACTED]. I will circle back to Micah and Gary afterwards.

Thx! Edgar

—  
Edgar Santana

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On Jun 24, 2023, at 3:35 PM, Micah Lasher <[Micah.Lasher@exec.ny.gov](mailto:Micah.Lasher@exec.ny.gov)> wrote:

Roger and I should be able to answer most of this — hopefully our colleagues can also join. Will send an invite for 5.

On Sat, Jun 24, 2023 at 3:23 PM Roger Maldonado <[Roger.Maldonado@exec.ny.gov](mailto:Roger.Maldonado@exec.ny.gov)> wrote:

Yes for me.

---

**From:** Micah Lasher <[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)>

**Sent:** Saturday, June 24, 2023 3:18:34 PM

**To:** Mike Bosso <[mdb@cohmlaw.com](mailto:mdb@cohmlaw.com)>

**Cc:** Edgar Santana <[Edgar.Santana@exec.ny.gov](mailto:Edgar.Santana@exec.ny.gov)>; Gary LaBarbera <[GLaBarbera@nycbuildingtrades.org](mailto:GLaBarbera@nycbuildingtrades.org)>; James Katz <[James.Katz@exec.ny.gov](mailto:James.Katz@exec.ny.gov)>; Mike Cinquanti <[mcinquanti@odonnellsolutions.com](mailto:mcinquanti@odonnellsolutions.com)>; Roger Maldonado <[Roger.Maldonado@exec.ny.gov](mailto:Roger.Maldonado@exec.ny.gov)>; Tania Dissanayake <[Tania.Dissanayake@exec.ny.gov](mailto:Tania.Dissanayake@exec.ny.gov)>

**Subject:** Re: Contact info

Tania/Roger/James — would 5pm today work?

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Date : 6/24/2023 2:17:59 PM

From : "Mike Bosso"

To : "Edgar Santana"

Cc : "Mike Cinquanti" , "Gary LaBarbera" , "Micah Lasher" , "James Katz" , "Tania Dissanayake" , "Roger Maldonado"

Subject : Re: Contact info

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Date : 6/24/2023 3:05:31 PM

From : "Micah Lasher"

To : "Mike Bosso"

Cc : "Edgar Santana" , "Gary LaBarbera" , "James Katz" , "Mike Cinquanti" , "Roger Maldonado" , "Tania Dissanayake"

Subject : Re: Contact info

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**Date : 6/24/2023 3:12:06 PM**

**From : "Mike Bosso"**

**To : "Micah Lasher"**

**Cc : "Edgar Santana" , "Gary LaBarbera" , "James Katz" , "Mike Cinquanti" , "Roger Maldonado" , "Tania Dissanayake"**

**Subject : Re: Contact info**

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We greatly appreciate all of your time and consideration.

Please let me know if you wish to discuss further.

Thank you all very much.

Mike Bosso

On Jun 24, 2023, at 1:47 PM, Edgar Santana <[Edgar.Santana@exec.ny.gov](mailto:Edgar.Santana@exec.ny.gov)> wrote:

+ our team working on the issue.

Team, Gary is looking to move on this quickly.

Gary/Mike/Mike, what are the questions you have or information you need from us?

Thx - Edgar

—  
**Edgar Santana**  
**Deputy Secretary to the Governor**

**Office of Governor Kathy Hochul**  
633 Third Ave, New York, NY 10017  
212-681-4011 | [edgar.santana@exec.ny.gov](mailto:edgar.santana@exec.ny.gov)  
[www.governor.ny.gov](http://www.governor.ny.gov)

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Sent from an iPhone device

On Jun 24, 2023, at 1:31 PM, Mike Bosso <[mdb@cohnmlaw.com](mailto:mdb@cohnmlaw.com)> wrote:

CAUTION: This email originated from outside of the Executive Chamber. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Edgar

As per our call, Mike Cinquanti and I are on this email. Additionally my cell phone number is [REDACTED]

Thank you for setting up the connection. It is very much appreciated.

Very truly yours,  
Mike Bosso

--

**Micah Lasher**  
*Director of Policy*  
Pronouns: he/him/his

**Office of Governor Kathy Hochul**  
633 Third Avenue  
New York, NY 10017  
(212) 681-4554 (w) | [REDACTED] (m)  
[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)

--

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[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)

Date : 6/24/2023 3:23:29 PM

From : "Roger Maldonado"

To : "Micah Lasher" , "Mike Bosso"

Cc : "Edgar Santana" , "Gary LaBarbera" , "James Katz" , "Mike Cinquanti" , "Tania Dissanayake"

Subject : Re: Contact info

Yes for me.

---

From: Micah Lasher <micah.lasher@exec.ny.gov>

Sent: Saturday, June 24, 2023 3:18:34 PM

To: Mike Bosso <mdb@cohmlaw.com>

Cc: Edgar Santana <Edgar.Santana@exec.ny.gov>; Gary LaBarbera <GLaBarbera@nycbuildingtrades.org>; James Katz <James.Katz@exec.ny.gov>; Mike Cinquanti <mcinquanti@odonnellsolutions.com>; Roger Maldonado <Roger.Maldonado@exec.ny.gov>; Tania Dissanayake <Tania.Dissanayake@exec.ny.gov>

Subject: Re: Contact info

Tania/Roger/James — would 5pm today work?

On Sat, Jun 24, 2023 at 3:12 PM Mike Bosso <mdb@cohmlaw.com> wrote:

Thank you Micah,

I'm pretty free after 4pm today.

I'm also available tomorrow. Between 10 and 5 is best, but can be available later as well.

Please let me know what works best for your team.

Thank you.

Mike Bosso

On Jun 24, 2023, at 3:05 PM, Micah Lasher <Micah.Lasher@exec.ny.gov> wrote:

This is super-helpful. I think it is probably easier to talk through these questions, rather than to try and put together written answers (both given the time constraints and the fact that we are still working through details). Is there a time that would work for you guys?

On Sat, Jun 24, 2023 at 2:18 PM Mike Bosso <mdb@cohmlaw.com> wrote:

Thank you Edgar,

Our questions are more centered on the process of how this would get implemented. Assuming we are able to work out the details, our understanding from our call this morning is that ESD would put out RFPs or RFAs for these projects and utilize a leaseback arrangement. With that understanding, we have the following questions on the process

- 1). How would the RFP/RFA process work for vested 421-a projects with developers already in place?
- 2). Would there be a separate RFP/RFA for each project?
- 3). How are the projects selected?
- 4). We're also assuming that the GPP and RFP/RFA would outline the affordability requirements, labor standards, and tax (or other) incentives. Is this accurate?
- 5). 421-a included reporting requirements and enforcement provisions. How would this be handled under a GPP?
- 6). Are there any other regulatory approvals or public hearings required for the GPP. For example, would the projects have to go through environmental review?
- 7). If this all works out, how long would it take to put the GPP together, put out RFPs/RFAs and ultimately have construction underway?



These are the types of questions that came to mind after this mornings call. We appreciate any information you have regarding the process of moving this forward.

We greatly appreciate all of your time and consideration.

Please let me know if you wish to discuss further.

Thank you all very much.

Mike Bosso

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Mike Bosso

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**Micah Lasher**

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[micah.lasher@exec.ny.gov](mailto:micah.lasher@exec.ny.gov)

Date : 6/23/2023 2:17:14 PM

From : "Edgar Santana"

To : "Edgar Santana" , "Ruthanne Visnauskas (hcr.ny.gov)" , "Jane Thompson (labor.ny.gov)" , "Santos Rodriguez" , "Tania Dissanayake" , "Darren Cohen" , "James Katz" , "Roger Maldonado" , "glabarbera@nycbuildingtrades.org" , "Micah Lasher"

Cc : "Lillian Cabrera (hcr.ny.gov)" , "Sarita Heffernan" , "Joshua Norkin" , "Winifer Estevez" , "Himabindu Nagothi"

Subject : LINE IS OPEN- please dial in- Meeting with State Trades Re: Housing

Join Zoom Meeting

[REDACTED]

[REDACTED]

[REDACTED]

**Date : 6/23/2023 2:17:14 PM**

**From : "Edgar Santana"**

**To : "Edgar Santana" , "Ruthanne Visnauskas (hcr.ny.gov)" , "glabarbera@nycbuildingtrades.org" , "Tania Dissanayake" , "Micah Lasher" , "Santos Rodriguez" , "James Katz" , "Roger Maldonado"**

**Cc : "Lillian Cabrera (hcr.ny.gov)" , "Winifer Estevez" , "Himabindu Nagothi" , "Sarita Heffernan"**

**Subject : Meeting with State Trades Re: Housing**

Join Zoom Meeting

[REDACTED]

[REDACTED]

[REDACTED]