



**JANUARY, FEBRUARY MEETINGS – RESCHEDULED**

**NYC Builds Bio+  
Leadership Committee Meeting Minutes**

Committee Name:	<b>Regulatory</b>
Meeting Date:	<b>March 4, 2022</b>
Submitted By:	<b>Anthony Montalto</b>

**Members In Attendance:**

- Saul Shapiro – Langan
- Max Stember- Young – Langan
- Aimee Giovine – Triumvirate
- Anthony Montalto – JBB
- Kate McDonough – NJK
- Zach Bernstein – Fried Frank

**Meeting Agenda**

1. 2022 goals/planning
2. NYC Regulatory agency road map to compliance
3. FDNY approval issuance
4. EDC updates

**Items Discussed**

1. Goals from the committee:
  - a. Review regulatory issues and code compliance. Assist the LS community with understanding the issues that they may come across.
  - b. Provide opportunities to network with the industry
  - c. Help the life science community understand the NYC regulations for life science.
  - d. Set up a case study of a life science repositioning project and discuss the regulatory compliance of how the project received approval from the various NYC agencies. Some case study options are Deerfield or 125 WE. We discussed developing a flow chart to show the various steps needed for regulatory compliance between zoning, dob, fdny, ehs, etc. Triumvirate has internal flow charts they can share. We discussed developing questions that a client should ask when they look at a building for life science.
2. Can we track the questions we get from the NYC BB+ questions we get at BB+ events so we can better assist the organization? – Kate
3. FDNY compliance and approvals – we discussed that a NYC BB+ company was having issues with receiving approvals with FDNY for their spaces. We talked



about reaching out to FDNY and having them come meet with us and talk about their hurdles.

#### **Action Items and Next Steps**

1. The committee will come up with questions about what regulatory questions to ask in the beginning of the project. Review at the next committee meeting.
2. Aimee to share the flowchart for regulatory compliance. Next meeting we will review a cradle to grave roadmap for a life science project.
3. Anthony to reach out to FDNY and schedule them to attend the next regulatory committee meeting to understand their pain points and how we assist get through approvals more efficiently. Schedule this session for May or June.
4. Kate/Nancy to advise if Carlo (EDC) is still the right person to speak to. We may have EDC/FDNY come to the same regulatory committee meeting and have an open forum.



**NYC Builds Bio+**  
**Leadership Committee Meeting Minutes**

Committee Name:	<b>Leadership Planning Committee</b>
Meeting Date:	<b>April 12, 2022</b>
Submitted By:	<b>Kate McDonough, Anthony Montalto, Zach Bernstein</b>

**Members In Attendance:**

- Anthony Montalto
- Zach Bernstein
- Kate McDonough
- Aimee Giovine

**Meeting Agenda**

- I. Review Notes from Last Meeting
- II. Review Lab Space Regulatory Timeline
- III. Next Steps

**Items Discussed**

1. Inter-Agency Memo about Life Science
  - a. Department of City Planning is making clarifications
2. Regulatory Awareness
  - a. How does a company get approval?
  - b. Let's collect questions from the rest of the group
3. We could create a platform to speak with an expert
4. How many people have the interest in regulatory?
  - a. Companies (C16, etc.) looking for 10-20K SF
  - b. Tenant vs. Landlord responsibilities
5. Future Project: invite FDNY, NYCEDC
6. Future Prospects: Expediting Companies

**Action Items and Next Steps**

1. Aimee to make introduction to expediting companies



**NYC Builds Bio+**  
**Leadership Committee Meeting Minutes**

Committee Name:	<b>Regulatory</b>
Meeting Date:	<b>May 9, 2022</b>
Submitted By:	<b>Anthony Montalto</b>

**Members In Attendance:**

- Max Stember- Young – Langan
- Anthony Montalto – JBB
- Kate McDonough – NJK
- Zach Bernstein – Fried Frank
- Nancy Kelly – NJK

**Meeting Agenda**

1. Review meeting notes from last time, see below for next steps

**Items Discussed**

1. New items:

- Anthony to reach out to Aimee about pulling in Metropolis into the committee.
- The group discussed developing a flowchart to identify high-level schedule/milestone plan to show the various stages of regulatory compliance (DOB/FDNY/etc.). At the May meeting all committee members to come prepared with their thoughts, regulatory hurdles, questions that LS tenants should be asking and various thoughts regarding compliance. Kate will see if we can get marketing help. Review questions and hurdles during next working session.
- Kate spoke to Nancy, and we have the new EDC contact – Sue Rosenthal. Carlo is no longer the EDC contact. Kate will share info so we can schedule Sue for one of our committee meetings.
- We will schedule FDNY after we get through the flowchart.

2. Old items:

- Goals from the committee:
  - Review regulatory issues and code compliance. Assist the LS community with understanding the issues that they may come across.
  - Provide opportunities to network with the industry
  - Help the life science community understand the NYC regulations for life science.



- Set up a case study of a life science repositioning project and discuss the regulatory compliance of how the project received approval from the various NYC agencies. Some case study options are Deerfield or 125 WE. We discussed developing a flow chart to show the various steps needed for regulatory compliance between zoning, dob, fdny, ehs, etc. Triumvirate has internal flow charts they can share. We discussed developing questions that a client should ask when they look at a building for life science.
  - Can we track the questions we get from the NYC BB+ questions we get at BB+ events so we can better assist the organization? – Kate
  - FDNY compliance and approvals – we discussed that a NYC BB+ company was having issues with receiving approvals with FDNY for their spaces. We talked about reaching out to FDNY and having them come meet with us and talk about their hurdles.

#### **Action Items and Next Steps**

1. Develop flowchart at the May meeting:
2. The committee will come up with questions about what regulatory questions to ask in the beginning of the project. Review at the next committee meeting.
3. Kate to invite Sue from EDC to the June or July meeting. Kate to coordinate with Anthony.
4. Anthony to reach out to FDNY and schedule them to attend the next regulatory committee meeting to understand their pain points and how we assist get through approvals more efficiently. Schedule this session for May or June.



**The Players**

Regulatory agencies – preapproval

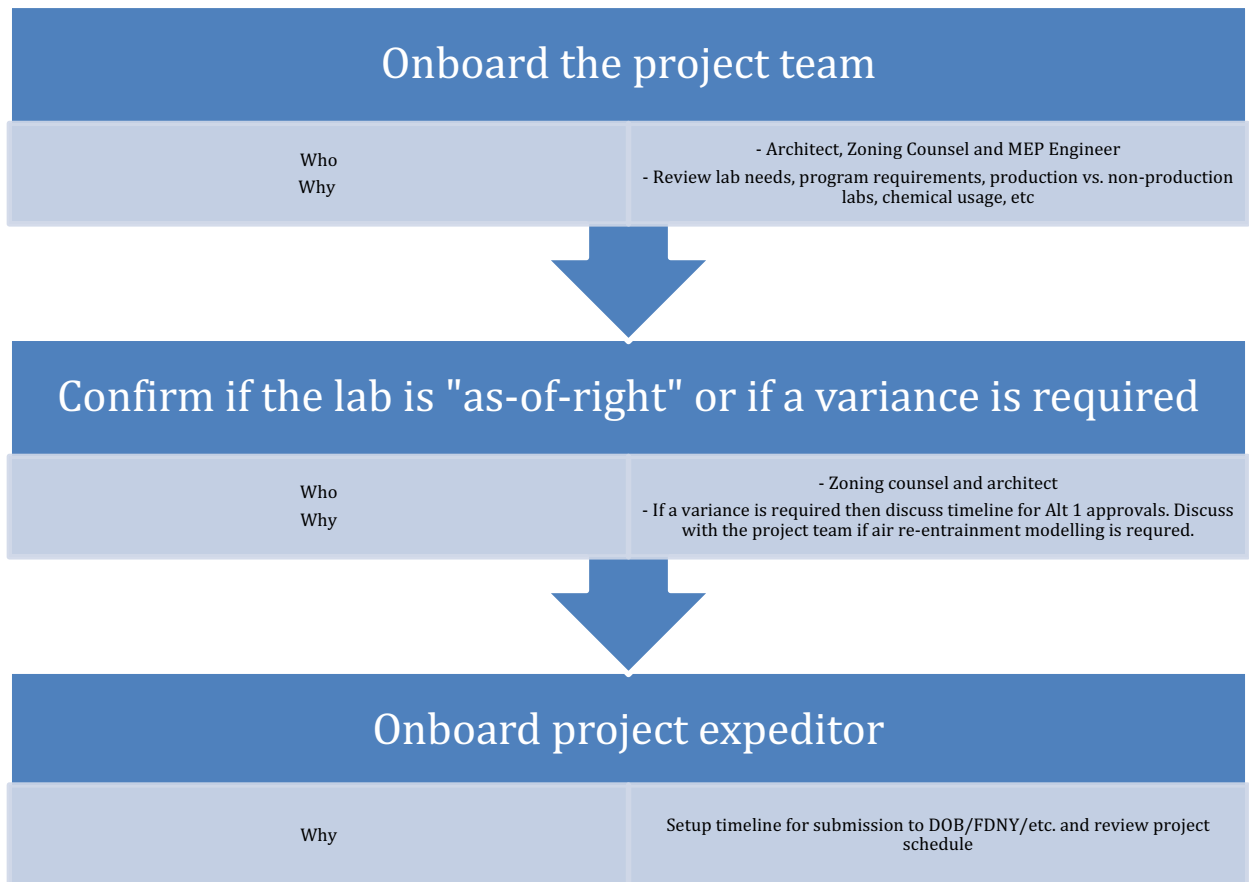
- City Planning
- NYC EDC
- ESD

Regulatory agencies – to occupy a lab

- DOB
- FDNY
- DEP
- DEC

(need to get contact info for each agency)

**The regulatory compliance path for life science projects in NYC**



## File project with various NYC agencies

Who  
What

- Architect, Engineer, Owner, Expeditor, Structural Engineer  
- Submit packages for review and approval to  
DOB/FDNY/DEP/etc.



## Proceed into construction

When  
Who

- After NYC DOB has approved the plans and a permit is issued  
- Hire a construction manager or general contractor. It is  
beneficial to onboard this time in early design to advise on project  
schedule and procurement.



## Agency sign-off to occupy the space

Who

DOB, FDNY