

## Acronyms, Definitions, Terms

**\*Terms in bold are terms that are not in the EDC-issued glossary\***

### A

A-133 Audit – Federal Audit of Expenditures According to OMB Circular A-133

AAP – Affirmative Action Plan

ABO – New York State Authority Budget Office

AC – Audit Committee

ACOE – Army Corps of Engineers

ACRIS – Automated City Register Information System

**ACM - Asbestos Containing Material**

ACS – American Community Survey

ADCIRC – Advanced Circulation Model

ADR – Average Daily Rate

**AEC - Area of Environmental Concern**

**AFP - Alternative Fuel Programs**

AIDC - Apple Industrial Development Corporation

AIP – Audit Implementation Plan

AJE – Adjusting Journal Entry

**a/k/a/ - Also Known As**

AL – Approval Letter

AM – Asset Management

AMD – Amendment

AMORT - Amortization

**AMP - American Municipal Power**

AP – Accounts Payable

Apple - Apple Industrial Development Corp.

AR – Accounts Receivable

**ARMA - Association of Records Managers & Administrators - (ARMA Int'l)**

ARRA – American Recovery and Reinvestment Act

ARRA DCC – American Recovery and Reinvestment Act Displaced City Capital

AT – Advice of Award in Registration Package

**ATM - Atlantic Terminal Mall**

**ATURA - Atlantic Terminal Urban Renewal Area**

AV - Assessed Value

AVP – Assistant Vice President

## B

**BAM - Brooklyn Academy of Music**

BAT - Brooklyn Army Terminal

**BB - Borough Board**

BBL - Borough-Block-Lot

BBPC – Brooklyn Bridge Park Corporation

BCM – Budget Code Modification

BCQ – Budget Code Questionnaire

BDC – Business Development Corporation

**BDQ - Business Development Questionnaire**

BEA – Bureau of Economic Analysis

BFE – Base Flood Elevation

BID – Business Improvement District

BIR - Business Incentive Rate

BLS – Bureau of Labor Statistics

BNYC – Build NYC

**BOD - Board of Directors**

**BOE - Board of Estimate**

BONY - Bank of New York

**Bovis - Bovis Lend Lease LMB, Inc.**

BP - Borough President

**BRAC - Business Relocation Assistance Corporation**

**BRP - Brooklyn Renaissance Plaza**

**BSA - Board of Standards and Appeals**

BSF – Built Square Footage

**BTM - Brooklyn Terminal Market**

**BUD - Beneficial Use of Determination (issued by NYSDEC)**

**BUG - Brooklyn Union Gas**

**BWMM - Brooklyn Wholesale Meat Market**

## C

CA – Current Assets

CAFR – Comprehensive Annual Financial Report

CAMS – Contract Administration Management System

CAP – Capital Programs

CapEx – Capital Expenditures

CATEX – Categorical Exclusion

CB - Community Board

CBA – Cost Benefit Analysis

CBP – County Business Patterns

CC - City Council

**CCIP - Contractor Controlled Insurance Program**

CCR – Cash on Cash Return

CDBG - Federal Community Development Block Grant

CDBG-DR Funds - Federal Community Development Block Grant-Disaster Recovery Program funds

CEP - Commercial Expansion Program

CEQR - City Environmental Quality Review process

CET – Center for Economic Transformation

CFDA – Catalog of Federal Domestic Assistance

Chase – JPMorgan Chase Bank

CIDC - Coney Island Development Corporation

CIF – Central Imaging Facility Cover Sheet

City DEP - New York City Department of Environmental Protection

City DOT - New York City Department of Transportation

City Parks - New York City Department of Parks and Recreation

**City Planning - New York City Department of City Planning or City Planning Commission**

CM - Construction Manager / **Construction Management**

CMAQ – Congestion Mitigation Air Quality

**CM Contract – Construction Management Contract**

**CND - Conditional Negative Declaration pursuant to CEQR**

**CO or C/O - Change Order / Certificate of Occupancy**

COIB - Conflict of Interest Board

Comptroller – Office of the New York City Comptroller

Contracts – The Contracts Department at NYCEDC

CP - Certificate to Proceed

**CPC - City Planning Commission**

CPI – Consumer Price Index

**CPPP - Competitive Power Purchase Program**

CRC - Capital Resource Corporation (NYC)

CRE – Revenue Recognition, Cash Received

CSB – Competitive Sealed Bid

CSO – Combined Sewer Overflow

CT1 – Parent Contract Before 2008

CTA1 – Parent Contract After 2008

CTR – Contract Registration Revision

CUI – Center for Urban Innovation

CY - Calendar Year

## D

**d/b/a - Doing Business As**

DAD – Design Approval Document

DASH- Project Application Tracking System

DBE – Disadvantaged Business Enterprises

**DBS - Department of Business Services n/k/a Department of Small Business Services (DSBS)**

DCAS - New York City Department of Citywide Administrative Services

DCC – Displaced City Capital

**DCJS - Division of Criminal Justice Service**

DCLA or DCA – Department of Cultural Affairs

**DCP - Department of City Planning**

DDC – Department of Design & Construction

**DEC - Department of Environmental Conservation**

**DEC (State) - New York State Department of Environmental Conservation**

**DED - Department of Economic Development (NYS)**

DEED MOD - Deed Modification(s)

**DEIS - Draft Environmental Impact Statement**

**DEP - Department of Environmental Protection**

DEP (City) - New York City Department of Environmental Protection

**DEVL - Real Estate Development department – n/k/a RED**

DFE – Design Flood Elevation

DLS - Division of Labor Services

DM – Deputy Mayor

**DNC - Democratic National Convention**

DOB – Department of Buildings

**DOC - Department of Conservation / *Department of Commerce***

DOE - Department of Energy

**DOF - Department of Finance**

**DOH - Department of Health**

**DOHMH - Department of Health and Mental Hygiene**

DOI - Department of Investigation

DOL – Department of Labor

**DORIS - Department of Records & Information Services**

**DOS - Department of Sanitation (NYC)**

DOS (State) - New York State Department of State

DOT (City) - New York City Department of Transportation

**DOT (State) - New York State Department of Transportation**

**DOTF - Department of Taxation and Finance (NYS)**

DPR - Department of Parks and Recreation

**DPT - Department of Ports and Trade**

**DSBS - Department of Small Business Services - f/k/a SBS - f/k/a Department of Ports and Trade**

DSCR – Debt Service Coverage Ratio

DTI – Debt-to-Income Ratio

## E

E&B - Employment and Benefits Report

E&Y – Ernst & Young

EA - Environmental Assessment (NEPA)

**EAF - Environmental Assessment Form**

EAS - Environmental Assessment Statement

EC – Executive Committee

**ECC - Economic Capital Corporation**

ECSP - Energy Cost Savings Program

EDA - Economic Development Administration

EDC - Economic Development Corporation

EDCis – NYCEDC’s Intranet / Internal Website

EDP – Economic Development Power Program

EDPL – Eminent Domain Procedure Law

EDZ - Economic Development Zone

EEC – Energy Efficiency Corporation

EEO – Equal Employment Opportunity

EFT – Equivalent of Full Taxes

EIS - Environmental Impact Statement

**EO - Executive Order**

EOD - Event of Default

EOI – Expression of Interest

EPA – Environmental Protection Agency

EPF – Environmental Protection Fund

ERA – Economic Research & Analysis

ESA - Environmental Site Assessment

ESDC - New York State Urban Development Corporation d/b/a Empire State Development Corporation

**ESRA - Electronic Signature and Records Act**

EVP – Executive Vice President

**EZ - Empowerment Zone**

## F

**f/k/a - Formerly Known As**

FA – Funding Agreement

FAR - Floor Area Ratio

FASB – Financial Accounting Standard Board

FBD – Ferry Boat Discretionary Funds

FC – Forest City Ratner

**FCRC - Franchise and Concession Review Commission**

**FDC - Flatbush Development Corporation**



FedAST – Federal Assistance

**FEIS - Final Environmental Impact Statement**

**FEMA - Federal Emergency Management Agency**

**FERC - Federal Energy Regulatory Commission**

FHWA – Federal Highway Administration

FICA – Federal Insurance Contribution Act

FIN/FINA – Financing Department

FISA – City’s Financial Information Services Agency

**FM – Facilities Manager**

**FM/CM Contract - facilities management/construction management contract**

FMIS – Federal Financial Management Information System

FMS – City Financial Management System

FMV - Fair Market Value

FN – Fixed Asset Number/Intent

**FOCH - Friends of Crown Heights Educational Centers**

FOIL - Freedom of Information Law (NY State)

FP – Financial Plan

**FRB - Federal Reserve Board (or Bank)**

FS – Financial Statement

**FSC - Financial Services Corporation**

FSCP – Financial Statement Close Process

FTA – Federal Transit Administration

FTE - Full Time Employees

Funding Source Agreements – Any agreements necessary to obtain funds for the Project, including IDA Agreements

Fundware – NYCEDC’s Accounting System

FUTA – Federal Unemployment Tax Act

FVR – Field Visit Report

FY - Fiscal Year

## G

GAAP – Generally Accepted Accounting Principles

GASB – Governmental Accounting Standards Board

GASB 49 – Accounting and Financial Reporting Standards for Pollution Remediation Obligations

**GIF - Graphics Interchange Format**

GIPEC – Governors Island Preservation and Education Corporation

GIS – Geographic Information System

**GJDC - Greater Jamaica Development Corporation**

**GL - General Liability; Gain/Loss / General Ledger**

GO – General Obligation

GovCo or GCR – Government and Community Relations

GP – Great Plains

GRM – Gross Rent Multiplier

**GRT - Gross Receipt Tax**

GSF – Gross Square Footage

## H

**HASP - Health and Safety Plan**

**HAZMAT - Hazardous Materials**

HDC - Housing Development Corporation

HHC – New York City Health and Hospitals Corporation

HMGP – Hazard Mitigation Grant Program

**HOTH - Harlem on the Hudson**

HPD - New York City Department of Housing Preservation and Development

**HPFDC - Hunts Point Food Distribution Center**

HR – Human Resources Department

HRBP – Human Resources Business Partner

HRO – Housing and Resiliency Office

HUD - Housing and Urban Development

**Hudson Meridian - Hudson Meridian Construction Group, LLC**

**Hunter Roberts - Hunter Roberts Construction Group, L.L.C.**

## I

IA – Internal Audit Department

**IADB - Inventory Archives Database**

IBO – Independent Budget Office

IBZ - Industrial Business Zone

ICAP – Industrial & Commercial Abatement Program

**ICIP - Industrial & Commercial Incentive Program**

IDA - New York City Industrial Development Agency

IDA Agreement - Agreement with IDA pursuant to which IDA retains NYCEDC to accomplish all or part of the Project and reimburses NYCEDC for the costs of the work

IDB – Industrial Development Bonds

IFA – Interfund Agreement

IFB – Invitation for Bid

IFPS – Integrated Flood Protection System

## **IG - Inspector General**

IH – Inclusionary Housing Program

IIP - Industrial Incentive Plan or Program

IO – Interest Only

IPIS – Integrated Property Information System

## **IRB - Industrial Revenue Bonds**

IRR – Internal Rate of Return

ISA - Installment Sale Agreement

ITT – Industry Transformation Teams

## **IWP - Inventory Worksheet Program**

## **J**

JCRP - Job Creation and Retention Program

JE – Journal Entry

## **L**

LA - Lease Agreement

## **LC - Letter of Credit**

## **LDA - Land Development Agreement**

## **LDC - Local Development Corporation**

LEAP - Loan Enhanced Assistance Program

LEV – Lost Economic Value

LFL – Local Finance Law

LFP – Labor Force Participation

## **LGA - LaGuardia Airport**

**LiRo - LiRo Program and Construction Management, PE P.C.**

**LL - Local Law**

LL48 – Local Law 48 of 2005, f/k/a Local Law 69

LMDC - Lower Manhattan Development Corporation

LNC – Letter of Non-Compliance

**LOC - Letter of Credit; Line of Credit**

LOI - Letter of Intent

**LPC - Landmarks Preservation Commission**

LRB – Lowest Responsible and Responsive Bidder

LTC – Loan-to-Cost

LTV – Loan-to-Value

LW – Living Wage

## M

MDA – Municipal Distribution Power Program

MIH – Mandatory Inclusionary Housing

MIS – Management Information Systems

MOCS - Mayor's Office of Contract Services

**MOEC - Mayor's Office of Environmental Coordination**

MOER – Mayor's Office of Environmental Remediation

MOU - Memorandum(a) of Understanding

MPR – Monthly Performance Report

**MRI - Management Records Information System / Apple's Accounting System**

MRT - Mortgage Recording Tax

**MSG - Madison Square Garden**

MTA – Metropolitan Transit Authority

MURK – Manual of Uniform Record Keeping

MWDBE – Minority Women Owned Disadvantaged Business Enterprises

## N

**n/k/a - Now Known As**

**NAFTZ - National Association of Foreign Trade Zones**

NAICS - North American Industry Classification System

NAVD88 – North American Vertical Datum of 1988

NCC – New York City Neighborhood Capital Resource Corporation

NDF – Neighborhood Development Fund

NEA – National Endowment for the Arts

NEGDEC or Negative Dec - Negative Declaration pursuant to CEQR

**NEPA - National Environmental Protection (or Policy) Act; National Environmental Protection Administration (federal agency)**

NFIP – National Flood Insurance Program

**NGA - Notification of Grant Award**

NHMP – New Housing Marketplace

NNN – Triple Net Lease

NOD – Notice of Default

NOI – Net Operating Income

**NPS - National Parks Service**

NPV - Net Present Value

NSA – Non-Seasonally Adjusted

NTP – Notice to Proceed

NYCC - New York City Council

NYCDOF – New York City Department of Finance

NYCDOT – New York City Department of Transportation

NYCEDC - New York City Economic Development Corporation, survivor of a November 1, 2012 merger of a local development corporation (the “LDC”) named New York Economic Development Corporation with and into New York City Economic Growth Corporation. References to NYCEDC prior to such merger are references to the LDC.

NYCHA – New York City Housing Authority

**NYCHHC - New York City Health and Hospitals Corporation**

NYCLDC - New York City Land Development Corporation

NYCNCC – New York City Neighborhood Capital Resource Corporation

NYCPUS - New York City Public Utility Service

NYMTCC – New York Metropolitan Transportation Coordinating Committee

NYPA - New York Power Authority

NYS-45 – New York State Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return

NYSABO - New York State Authority Budget Office

**NYSCC - New York Sports and Convention Center**

NYSDOTF – New York State Department of Taxation and Finance

NYSOFC – New York State Office of the State Comptroller

NYSEU - New York State Energy Utilities

## O

OASIS – Open Accessible Space Information System

**OCA - Office of Court Administration (NYS)**

**ODP - Office for Domestic Preparedness**

**OEC - Office of Environmental Coordination**

**OEM - Office of Energy Management**

OJM – Object Modification

OMB - New York City Office of Management and Budget

OPEB – Other Post-Employment Benefits Obligations

OpEx – Operating Expenses

OSC - Office of the State Comptroller (NYS)

**OSHA - Occupational Safety & Health Administration**

OTPS – Other Than Personnel Services

## P

PA - Port Authority (of New York and New Jersey); Project Agreement; Public Affairs

PAA – Public Accountability Act

PAAA (P Triple A) - Public Authority Accountability Act of 2005

PAF – Personnel Action Form

PARA – Public Authority Reform Act of 2009

PARIS – Public Authorities Reporting Information System

Parks (City) - New York City Department of Parks and Recreation

**Parks (State) - New York State Office of Parks, Recreation and Historic Preservation**

**PATS - Project Application Tracking System**

PC – Project Central

PCC – Project Completion Certificate

PCF – Price-to-Cash-Flow Ratio

PCS – Project Completion Survey

**PDC - Public Development Corporation**

**PDEIS - Preliminary Draft Environmental Impact Statement**

**PDI - Preliminary Design Investigation**



PDT – Planning, Development, and Transportation

PEG – Payment to Eliminate the Gap

PFIRM – Preliminary Flood Insurance Rate Map

Phase I – Site Reconnaissance and Historical Records Search of Land Use Environmental Site Assessment

Phase II – Invasive Testing of Soil, Groundwater, Vapors, Asbestos, Lead Paint, Guano

PILOT - Payment In Lieu Of Taxes

PINK – Payment Request Voucher

PJID – Project ID in FMS

**Planning (City) - New York City Department of City Planning or City Planning Commission**

PLUTO – Primary Land Use Tax Lot Output

PM - Project Manager

PMI – Project Management Indicators

**PMO - Project Management Office**

PO - Purchase Order

POD – Procurement Outreach Database

**Port Authority - The Port Authority of New York and New Jersey**

**POSDEC - Positive Declaration pursuant to CEQR**

PPF – Public Purpose Funds

PPU – Period of Probable Usefulness

PS – Personnel Services

**PSC - Public Service Commission (NYS)**

PSE – Plans Specifications and Estimates

**PSEG - Public Service Enterprise Group**

PSR – Pre-Solicitation Review

PW – Prevailing Wage

## Q

QC – Queens Capital

QCEW – Quarterly Census of Employment and Wages

QPR – Quarterly Performance Reviews

## R

RE – Revenue Recognition, Billed

REAP - Relocation and Employment Assistance Program

**REC - Recognized Environmental Concern**

**RED - Real Estate Development department – f/k/a DEVL**

Registration – Contract Registration Package Submitted to the Comptroller’s Office to Spend Capital or Expense Dollars

RETS – Real Estate Transaction Services

RevPar – Revenue Per Available Room

RFA – Recommendation for Award

RFEI - Request for Expression of Interest

RFP - Request for Proposal

**RFQ - Request for Quote; Request for Qualifications**

RIMS - Regional Input-Output Modeling System

**RLF - Revolving Loan Fund**

ROC – Return on Capital

ROE – Return on Equity

**ROW - Right-Of-Way**

RQC1 – Requisition

RSF – Rentable Square Footage

RTA – Return to Agency

RTC – Return to City

## S

SA – Seasonally Adjusted

**Sanitation - New York City Department of Sanitation**

**SARA – New York State Archives and Records Administration**

**SBA - Small Business Administration**

SBMT - South Brooklyn Marine Terminal

**SBS - New York City Department of Small Business Services (f/k/a Department of Ports and Trade)**

SC – Selection Committee

SEFA – Schedule of Expenditures of Federal Awards

**SEMO - New York State Emergency Management Office**

**SEQR - State Environmental Quality Review process**

**SEQR(A) - State Environmental Quality Review (Act)**

SFHA – Special Flood Hazard Area

SHPO - State Historic Preservation Office

**SI - Staten Island**

SIC - Standard Industrial Classification

SIG – Strategic Investments Group

SIIP - Small Industry Incentive Program

Single Audit – Federal Audit of Expenditures According to OMB Circular A-133

**SIR - Self Insured Retention; *Staten Island Railroad***

**SIRR - Staten Island Rail Road**

**Skanska - Skanska USA Building Inc.**

**SL or S/L - Straight Lease**

SLR – Sea Level Rise

SMIA – Significant Maritime and Industrial Areas

SOQ - Submittal/Statement of Qualifications

SOS – Subtenant Occupancy Survey

SPLAN – Strategic Planning

SPM – Senior Project Manager

ST - 340 – Annual Report of Sales Tax and Use Exemptions

ST - 60 – IDA Appointment of Project Operator or Agent for Sales Tax Purposes

State DEC - New York State Department of Environmental Conservation

State DOS - New York State Department of State

State DOT - New York State Department of Transportation

State Parks - New York State Office of Parks, Recreation and Historic Preservation

**STB - Sales Tax Benefits**

STGC – Sales Tax Growth Credits

STL - Sales Tax Letter of Exemption

STP – Surface Transportation Program

SVP – Senior Vice President

SWAN – Simulating Waves Nearshore Wave Model

# T

TB – Trial Balance

TCC – Transportation Coordinating Committee

TCO – Temporary Certificate of Occupancy

TCR – Trust for Cultural Resources

TDR – Transferable Development Rights

TDRs – Third-Party Development Rights

TE - Tax Exempt (bonds)

**TEFRA - Tax Equity and Fiscal Responsibility Act of 1982**

TEP – Transportation Enhancement Program

TGI – Trust for Governors Island

TI – Tenant Improvements

**TIA - Tenant Improvement Allowance**

**TIFF - Tagged Image File Format**

TIP – Transportation Improvement Program

**Tishman - Tishman Construction Corporation of New York**

TL or CTL – Tax Levy

TPA – Third-Party Administrator

**TSA - Transportation Security Administration**

**TSD - Temporary Storage Database**

TTE - Triple Tax Exempt (bonds)

**Turner - Turner Construction Company**

TYP – Ten-Year Plan

## U

U/A – Unit of Appropriation

UDAG - Urban Development Action Grant

**UDC - Urban Development Corporation (NYS)**

**ULIEEP - Utility Low Income Energy Efficiency Programs**

ULURP - Uniform Land Use Review Procedure

**UMEZ - Upper Manhattan Empowerment Zone**

URE – Revenue Recognition, Unbilled

**URP - Urban Renewal Plan**

**URPA - Urban Renewal Plan Area**

**USACE - United States Army Corps of Engineers**

UTEP - Uniform Tax Exemption Policy

## V

VENDEX – Vendor Information Exchange System

## W

WAP – Waterfront Access Plan

**WFT - Whitehall Ferry Terminal**

**WTC - World Trade Center**

## Z

ZQA – Zoning for Quality and Affordability

ZSF – Zone Square Footage