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
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<td>CIF</td>
<td>Central Imaging Facility Cover Sheet</td>
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<td>COIB</td>
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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**

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**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**
Acronyms, Definitions, and Terms

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
Acronyms, Definitions, and Terms

**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/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
NYDOF – New York City Department of Finance

NYDOT – 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

NYPAn – 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

NYSOSC – 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

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

VENDEX – Vendor Information Exchange System

WAP – Waterfront Access Plan

WFT - Whitehall Ferry Terminal

WTC - World Trade Center

ZQA – Zoning for Quality and Affordability

ZSF – Zone Square Footage