

MAX TAFFET, MRP AICP

Senior Port & Maritime Professional | NYC Waterfront & Offshore Wind Port Leader

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EXECUTIVE PROFILE

Results-driven maritime asset management executive with 12+ years leading port planning, waterfront operations, and offshore wind development across NYC's 520 miles of coastline. At NYCEDC, rose to Senior Vice President, building deep expertise in complex public-private transactions, federal and state regulatory navigation, and large-scale capital program delivery. Proven record driving consensus among government agencies, elected officials, terminal operators, maritime unions, and community stakeholders. Uniquely positioned to lead port facility oversight, commercial development, and strategic planning at the scale and complexity of the Port of New York & New Jersey.

CORE COMPETENCIES

Port & Maritime Asset Management · Offshore Wind Development · Waterfront Infrastructure · Public-Private Partnerships · Federal & State Regulatory Navigation · Capital Program Delivery · Stakeholder & Interagency Coordination · Revenue Generation & Commercial Development · Strategic Planning · Staff Development & Leadership

PROFESSIONAL EXPERIENCE

Senior Vice President, Ports, Waterfront & Transportation Asset Management. *July 2024 – Present*
New York City Economic Development Corporation (NYCEDC)

- ▶ Oversee strategic planning, asset management, and commercial development across NYC's 520-mile working waterfront, including port terminals (BMT and SBMT), marine cargo facilities (25th St Brooklyn and Homeport/Stapleton Pier, Staten Island), and freight infrastructure (Staten Island Rail/Arthur Kill Lift Bridge and 65th St/Brooklyn Waterfront Rail System) as well as commercial/retail piers (Pier 15 and 36, Manhattan).
- ▶ **Lead NYCEDC's Marine and Freight division**, directing cross-functional teams across planning, operations, capital delivery, and tenant relations for the City's full marine terminal portfolio.
- ▶ Represent NYC on the Port of **NY/NJ Harbor Operations Steering Committee** and the NYS Offshore Wind Maritime Technical Working Group, aligning bi-state port stakeholders on operational and infrastructure priorities.
- ▶ Champion marine highway and freight initiatives to reduce truck traffic, lower emissions, and strengthen the regional supply chain (#NYCMarineHighway).
- ▶ **Vernon C. Bain Correctional Center Barge Removal (2024–2025)**: Coordinated cross-agency team to successfully retire and remove a decades-old 800-bed floating jail barge moored near Rikers Island — one of the most complex legacy marine infrastructure decommissioning projects in NYC recent history. Managed navigation safety, environmental controls, and disposition to move the barge from New York waters to Louisiana for dismantling, clearing the site for future waterfront and maritime use.

Adjunct Faculty, Planning Professional Practice *August 2022 – Present*

Cornell University (AAP NYC)

- ▶ Teach and coordinate a graduate professional practice course, mentoring the next generation of urban planners on real-world project management, stakeholder engagement, and policy development.

Senior Vice President, PortNYC Planning *September 2022 – July 2024*

New York City Economic Development Corporation (NYCEDC)

- ▶ Led the successful development of NYC's first offshore wind port at **South Brooklyn Marine Terminal** — a landmark public-private partnership establishing long-term port revenue and well-paying maritime jobs while also establishing a nearly GW of new renewable electricity of NYC's power grid.
- ▶ Directed master planning and leasing strategy for marine terminal assets, balancing commercial development with community and environmental commitments.
- ▶ Coordinated across NYC agencies, state authorities, and federal bodies (USACE, EPA, USCG) to advance large-scale waterfront capital projects.
- ▶ **Saw Mill Creek Wetland Mitigation Bank (2014–2019)**: Navigated complex federal and state permitting to establish NYS's first tidal wetland mitigation bank on 54 acres in Staten Island — endorsed by USACE, EPA, the National Research Council, and the Environmental Law Institute. Developed the business model for selling environmental impact offset credits to private developers, generating new revenue to fund coastal infrastructure protection (bulkheads, piers, rip rap, dredging). Project permits enabled by the bank have included Gateway Tunnel, Eastside Coastal Resilience, and Living Breakwater, among others.

Vice President, PortNYC Planning *August 2017 – September 2022*

New York City Economic Development Corporation (NYCEDC)

- ▶ **US Navy USNS Comfort COVID-19 Emergency Dredge (March 2020)**: Coordinated unprecedented expedited dredging permits at the Manhattan Cruise Terminal to enable the US Navy hospital ship USNS Comfort to dock in

New York City within weeks of the COVID-19 outbreak, as the city's hospitals reached capacity. A high-stakes multi-agency permitting effort executed under extreme time pressure with national significance.

- ▶ **Hammonds Cove Dredging (2016–2022):** Led permitting and planning for dredging Hammonds Cove in the Bronx — the first dredging of Hammond Creek since 1937 — addressing a top priority of Bronx Community Board 10 and improving navigational safety for the NYC Parks Hammonds Cove Marina and Locust Point Yacht Club. Successfully completed project getting NYC reimbursed with NYS grants funds from DASNY and NYS DEC.
- ▶ **Hallets Cove Derelict Pier Demolition & Restoration (2016–2021):** Project managed visioning, permitting, elected and community engagement, and coordination with EDC Capital Division to demolish a 50-year-old radio tower pier foundation and restore Hallets Cove tidal mud flats adjacent to NYC Housing Authority Astoria Houses, as featured in the Queens Daily Eagle.
- ▶ **2019 Shared Harbor Survey:** Led bi-state survey conducted with the NJ Department of Transportation, collecting responses from 110 maritime organizations in the Port of NY/NJ and inventorying hundreds of businesses and maritime locations across the harbor — a foundational data resource for port planning.
- ▶ Provided regulatory support for the NYC Ferry system, coordinating landing permits across multiple agencies for system launch and citywide expansion.

Assistant Vice President / Senior Project Manager / Project Manager *July 2014 – August 2017*

New York City Economic Development Corporation (NYCEDC)

- ▶ **Waterfront Navigator: NYC One-Stop Permit Planner (2014–2016):** Led development of WaterfrontNavigator.nyc, a first-of-its-kind digital permitting resource center for water-related businesses and waterfront property owners navigating federal and state environmental permit processes — covered by Crain's New York Business upon launch.
- ▶ Directed the 2015 JFK Air Cargo Study, assessing capacity, competitiveness, and infrastructure needs for NYC's aviation cargo sector.
- ▶ Oversaw NYC's Foreign Trade Zone (FTZ) program, managing compliance, marketing, and coordination with Customs & Border Protection.
- ▶ Launched and grew the Maritime Career Fair (2017), connecting maritime industry employers with job seekers and promoting well-paying waterfront careers.

Graduate Student Intern *August – December 2013*

New York City Economic Development Corporation (NYCEDC)

- ▶ Supported Ports and Transportation division on FTZ program advancement — developed NYC FTZ website and educational case studies — as well as aviation portfolio and industrial business zone planning.

Asset Management Intern *June – August 2013*

Madison Park Development Corporation, Boston, MA

- ▶ Assisted community development corporation's real estate team in Boston's Lower Roxbury neighborhood with permitting for mixed-use development, artist live/work rental research, and maintenance strategy for 1,300 existing apartments.

Associate Researcher *October 2009 – June 2012*

Community Foundation Serving Boulder County, CO

- ▶ Co-authored the 2010 and 2012 Boulder County TRENDS Community Indicator Reports. Co-founded and produced a monthly KGNU 88.5 FM radio program on community quality-of-life indicators. Led youth grantmaking program, guiding 15 high school students in allocating \$15K to local nonprofits.

EDUCATION & CREDENTIALS

- ▶ **MBA Candidate (14/48 credits):** Baruch College, Zicklin School of Business, CUNY — started 2021, on-hiatus
- ▶ **AICP — Certified Member, American Institute of Certified Planners:** 2017 – Present
- ▶ **Co-Chair, APA NY Metro Chapter Waterfront Committee:** 2016 – 2019
- ▶ **Master of Regional Planning (MRP):** Cornell University, Ithaca/NYC, NY — 2014
- ▶ **American Collegiate Schools of Planning Edward McClure Award — Best Master's Student Paper:** "Theory In Practice: Plan Boulder County's Blue Line" (2014)
- ▶ **Cornell Robert P. Liversidge III Memorial Book Award:** Recognition for articulate writing on the environment (2014)
- ▶ **Bachelor of Arts, Political Science & Visual Arts (Double Major):** University of British Columbia, Vancouver — 2009 | UBC Trek Excellence Scholarship recipient

LANGUAGES & ADDITIONAL

Spanish (Working Communication) · French (Limited Working) · English (Native)

Holds valid Driver's License. TWIC Holder.

References available upon request