

**MEETING OF THE
HUDSON RIVER PARK TRUST
BOARD OF DIRECTORS
Pier 40, New York, NY
January 27, 2022 at 4:00 pm
Virtual Meeting Via Zoom**

MINUTES

Directors Present:

Vicki Been, Chair

Patrick Foster on behalf of Director Seggos

Erik Kulleseid

Rose Harvey

Sarah Neilson on behalf of NYC Dept of Parks and Recreation

Aloysee Heredia Jarmoszuk

Jeffrey Kaplan

Purnima Kapur

Idehen Aruede

Pamela Frederick

Lowell Kern (joined after Consent Agenda)

Michael Kuh (joined during President's Report)

Appearances:

Hudson River Park Trust

Noreen Doyle, President and CEO

Kimberly Quinones, CFO and Executive Vice President, Finance & Real Estate

Christine Fazio, General Counsel

Also present:

Connie Fishman, Friends of Hudson River Park

With a quorum being present, Chair Been called to order the January 27th, 2022 meeting of the Hudson River Park Trust Board of Directors.

Chair Been stated that due to the coronavirus pandemic and consistent with legislation signed by Governor Hochul on January 14, 2022 that allows for virtual meetings under the Open Meetings Law during the Covid-19 state of emergency, this meeting is being held remotely via a Zoom teleconference enabling the general public to listen to the meeting. The meeting is also being recorded and will be posted on the Trust's website and a stenographer is providing a transcript of the meeting.

The Directors have received the Agenda materials in advance of this meeting and are free to ask questions or comment at any time on the action items submitted for approval today. Please note, however, questions or comments from the audience will not be entertained at this meeting. Chair Been noted that the Board memos and resolutions on today's agenda have been posted on the Trust website in the link entitled Board Meetings, Bylaws and Other Materials under Board Agendas and Minutes and thus are available to the public.

Chair Been then stated that there are 9 items on the Consent Agenda for today's meeting:

- 1) Approval of Minutes and Ratification of the Actions Taken at the December 2, 2021 Meeting of the Hudson River Park Trust Board of Directors;
- 2) Authorization to Extend Term of Contract with Highroad Press, LLC for Print Production and Mailing Services;
- 3) Authorization to Extend Term of Contract with Alternate Power Solutions for Pier 40 Emergency Generator Maintenance and Repair Services;
- 4) Authorization to Extend Term of Contract with County Fire, Inc. for Fire Alarm System Inspection, Maintenance and Repair Services;
- 5) Authorization to Extend Term of Contract with Wickes Arborists for Tree Maintenance Services;
- 6) Authorization to Extend Term of Contract with Stantec Consulting Services Inc. for Owner's Representative for Capital Projects & Strategic Planning;
- 7) Authorization to Amend Contract with Peter J. Catanzaro, Inc. for On-Call Electrical Services for Pier 40 Sports Perimeter Lighting Replacement;
- 8) Authorization to Amend Contract with New York State Office of General Services for Pier55 Code Compliance Review Services; and
- 9) Authorization to Approve Amendments to Audit Committee, Finance Committee and Governance Committee Charters.

Chair Been then called for a motion to approve all of the items on the Consent Agenda. The following Resolutions on the consent agenda were unanimously approved by the Directors.

HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the December 2, 2021 Meeting of the Hudson River Park Trust Board of Directors

RESOLVED, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on December 2, 2021 are hereby approved by the Board of Directors, and all actions taken by the Directors present at such meeting, as set forth in the Minutes, are hereby in all respects, approved and ratified as actions of the Hudson River Park Trust, and a copy of such approved Minutes are hereby ordered filed with the records of the Hudson River Park Trust.

HUDSON RIVER PARK TRUST - Authorization to Extend the Term of Contract with HighRoad Press, LLC for Print Production and Mailing Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with HighRoad Press, LLC for Print Production and Mailing Services by 24 months; and be it further.

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

HUDSON RIVER PARK TRUST - Authorization to Extend the Term of Contract with Alternate Power Solutions, Inc. for Pier 40 Emergency Generator Maintenance and Repair Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with Alternate Power Solutions, Inc. for Pier 40 Emergency Generator Maintenance and Repair Services by 12 months; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

HUDSON RIVER PARK TRUST - Authorization to Extend the Term of Contract with County Fire, Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with County Fire, Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems by 12 months; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

HUDSON RIVER PARK TRUST - Authorization to Amend the Contract with The Davey Tree Expert Company for Tree Maintenance Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend the contract formerly with Rockland Tree Expert Co., Inc. d/b/a Wickes Arborists to the current contractor name of The Davey Tree Expert Company for Tree Maintenance Services and to extend the term of contract by an additional two years; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

HUDSON RIVER PARK TRUST - Authorization to Extend the Term of Contract with Stantec Consulting Services Inc. for Owner's Representative for Capital Projects & Strategic Planning

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with Stantec Consulting Services Inc. for Owner's Representative for Capital Projects & Strategic Planning by one year; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

HUDSON RIVER PARK TRUST - Authorization to Amend Contract with Peter J. Catanzaro, Inc. for On-Call Electrical Services & Pier 40 Sports Field Perimeter Lighting Replacement for a Total Board Authorization Amount of up to \$410,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend the contract with Peter J. Catanzaro, Inc. for On-Call Electrical Services & Pier 40 Sports Field Perimeter Lighting Replacement for an additional \$65,000, for a Total Board Authorization Amount of up to \$410,000; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

HUDSON RIVER PARK TRUST - Authorization to Amend the Contract with the New York State Office of General Services for the Pier55 Code Compliance Review Services for a Total Board Authorization Amount of up to \$647,050

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to amend the contract with the New York State Office of General Services for the Pier55 Code Compliance Review Services in an amount of up to \$50,000, for a Total Board Authorization Amount of up to \$647,050; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

HUDSON RIVER PARK TRUST - Authorization to Approve Amendments to Audit Committee, Finance & Investment Committee and Governance Committee Charters

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to approve amendments to the Audit Committee, Finance & Investment Committee and Governance Committee Charters; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

Chair Been then proceeded with the corporate actions, introducing the first item: request for Authorization to Contract with Deborah Bradley for Pier 84 Dog Run Restoration.

President Doyle began by stating that the dog run at Pier 84 has been a popular amenity since its opening in October 2006. The asphalt paving surface has weathered over the years and is currently in need of replacement. The restoration work involves replacing the paving surface, making modifications to the existing fencing, and installing a permanent canine water feature and additional benches. Designs have been previously shared with Community Board 4's Waterfront, Parks & Environment Committee.

In accordance with its Procurement Guidelines, the Trust issued a Request for Proposals for Pier 84 Dog Run Restoration for the period between November 15 and December 13, 2021 and received three proposals on the submission deadline. A selection committee comprised of Trust staff reviewed the submissions and evaluated each according to the selection criteria in the RFP. The selection committee identified Deborah Bradley Construction & Management Services as the highest ranked proposer which also offered the lowest fee proposal. Deborah Bradley is a New York State Certified MWBE and had successfully completed several projects for the Trust, including the Leroy Street Dog Run and the Chelsea Waterside Playground Reconstruction.

President Doyle then requested Board authorization to contract with Deborah Bradley Construction & Management Services, Inc. for Pier 84 Dog Run Restoration in the amount of \$623,682 plus a 10% contingency for a Total Board Authorization Amount of up to \$686,050. Funding is available from the capital maintenance portion of the Trust's annual operating budget, including contributions by the City Council and the Manhattan Borough President.

Chair Been asked if there were any questions or comments. There being none, upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST - Authorization to Contract with Deborah Bradley Construction & Management Services, Inc. for Pier 84 Dog Run Restoration for a Total Board Authorization Amount of up to \$686,050

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with Deborah Bradley Construction & Management Services, Inc. for Pier 84 Dog Run Restoration in the amount of \$623,682 plus a 10% contingency for a Total Board Authorization Amount of up to \$686,050; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

Chair Been then referred the Directors to the next item before the Board: request for Authorization to Contract with Bureau Veritas North America for Parkwide Materials Testing Services.

President Doyle began by stating that Parkwide Inspection and Testing Services are needed to support many on-going construction activities in Hudson River Park. Required services include quality control inspections and completing technical paperwork for the New York City Department of Buildings. The Trust issued an RFP for Parkwide Inspection and Testing Services on December 15 and received eight proposals on the January 11th submission deadline. A selection committee comprised of Trust staff evaluated the submissions according to the selection criteria in the RFP and then interviewed the top two ranked firms.

Trust staff has identified Bureau Veritas North America, Inc. as the highest ranked proposer, which also offered the lowest fees for the most commonly used tests. Bureau Veritas has successfully completed inspection contracts for the New York City Economic Development Corporation and Department of Design & Construction, the New York State Thruway Authority, and the Port Authority. Funding for construction inspections would be part of individual project budgets with funding made available by New York State or City, restricted funds from the sale of air rights, private sources, or reserve funds of the Trust as included in adopted Trust budgets.

President Doyle then requested Board authorization to contract with Bureau Veritas North America, Inc. for Parkwide Inspection and Testing Services in the amount of \$1,000,000 for a three-year contract term.

Chair Been asked if there were any questions or comments. There being none, upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST - Authorization to Contract with Bureau Veritas North America, Inc. for Parkwide Inspection and Testing Services for a Total Board Authorization Amount of up to \$1,000,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with Bureau Veritas North America, Inc. for Parkwide Inspections and Testing Services in the amount of \$1,000,000 for a three-year contract term; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

Chair Been then referred the Directors to the next item before the Board: request to adopt the 2022 Procurement Guidelines.

President Doyle began by stating that Trust staff reviews the Procurement Guidelines periodically to ensure they accurately reflect current New York State policies and requirements. For 2022, staff recommends updating the Guidelines to clarify the wording regarding certain procedures that the Trust already follows for procurements. First, the proposed language clarifies the language regarding a failed Request for Proposals. Generally, a failed RFP occurs when the Trust does not receive a minimum of two proposals in response to its RFP. Under the proposed language, the Trust can continue to treat the response as a single or sole source procurement, subject to adhering to the already existing procedures for single or sole source procurements. Second, the proposed Guidelines clarify procedures for the submission of proposals electronically by explaining that once a member of a selection committee opens a proposal that was submitted electronically, such as one received by email, it is deemed opened by the Trust. The Directors have all received a copy of the Procurement Guidelines tracked to show these minor changes. President Doyle thus requested Board approval of the 2022 Procurement Guidelines.

Chair Been asked if there were any questions. Director Harvey asked if only two proposals are submitted, does the RFP have to be canceled. President Doyle explained that if only one proposal is filed, that would be a failed RFP and the Trust would then consider whether to proceed with a single or sole source procurement. There being no further questions, upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST - Approval of the Hudson River Park Trust 2022 Procurement Guidelines

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the Hudson River Park Trust 2022 Procurement Guidelines; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

President Doyle then added that before she addresses the next agenda item, she wanted to point out that the previously adopted 2020 Procurement Guidelines allow the Trust to use its discretionary procurement procedures to award contracts up to \$500,000 to certified MWBE or SDVOB businesses consistent with the updated State Finance Law. Discretionary procurements still require the Trust to obtain competitive pricing – in this case, at least three quotes – but State Finance Law no longer requires formal competitive advertisement processes for discretionary procurements below the \$500,000 price threshold. In order to procure with this method, the Trust would still need to publish a notice in the State Contract Reporter for any procurement above \$50,000 stating that the Trust is utilizing its discretionary procurement procedures to award a contract to a MWBE or SDVOB entity.

Trust staff has continued to rely on full competitive procurements to date, but has simultaneously been considering the degree to which it could be beneficial at times to use these permitted discretionary procurement procedures in certain instances. The Trust has come to the conclusion that in certain instances, the burdens of responding to full competitive RFPs may deter some small businesses from responding, and this may actually have the effect of diminishing the Trust's ability to attract a diverse pool of MWBEs and SDVOBs for certain of its procurements. Thus, the Trust is planning to experiment with discretionary procurement for certain procurements

between \$50,000 and \$500,000 when the Trust receives at least four quotes from qualified MWBE and SDVOB primes. Some work would continue to be procured via traditional competitive procurement, but the flexibility would allow the Trust to attract some additional MWBE and SDVOB firms to provide some smaller services, like inspections of fire extinguishers and alarms, printing services or hiring small production services. The Directors provided feedback that they agreed with this approach.

Chair Been then introduced the fourth corporate action before the Board: a request to approve the Trust's Monument Policy.

President Doyle began by stating that the Trust has identified the need to establish guidance for consideration of future requests for the installation of physical elements in Hudson River Park intended to honor, commemorate, or memorialize people or events. The State and City Parks Departments both have such policies already in effect. Staff has reviewed these policies and has consulted with several Board members to prepare the Proposed Monument Policy now before the Board.

The proposed Monument Policy distinguishes between monuments and commemorations. Monuments, which generally take the form of public art or sculpture, are considered large-scale, permanent installations that either occupy a large Park footprint or could create a change to surrounding Park use as Monuments. As further detailed in the proposed policy, in reviewing proposals for monuments, the Trust would be required to consider such factors as: (1) its appropriateness and relevance to the setting; (2) compatibility with the surrounding park; (3) impact on park use; (4) aesthetics; (5) permanence; (6) the amount of maintenance that a monument or its surrounding area will require, and the associated cost of such maintenance; and (7) community input. Any installation of a monument would require approval by the Board after engagement with the public.

Commemorations are generally defined as small branded plaques installed at benches, trees, gardens, and other Park locations. The policy would allow these to be installed without approval by the Trust's Board, provided that any proposed commemoration: (1) is generally consistent with existing Park design guidelines; (2) neither requires nor causes changes to Park use

in the area of installation; (3) does not require significant maintenance; and (4) does not pose a significant financial burden to the Trust.

President Doyle advised that a proposed Monument Policy was previously circulated to and discussed with the Board's Governance Committee and the Policy has been shared with all Directors. President Doyle then requested that the Board approve the Hudson River Park Trust Monument Policy dated January 2022.

Many Directors shared that they appreciated being included in the conversations regarding this effort. Director Neilson suggested that questions regarding aesthetic considerations, such as the meaning of inferior workmanship, should be the role of the Design Committee in order to have a built-in level of authority within the Trust Board. The other Directors agreed.

Chair Been asked if there were any questions or comments. There being none, upon a properly called motion, the following resolution passed unanimously with the suggested amendment by Director Neilson.

HUDSON RIVER PARK TRUST – Adoption and Approval of Hudson River Park Trust Monument Policy

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 27, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board of Directors hereby approves the Hudson River Park Trust Monument Policy dated January 2022; and be it further

RESOLVED, that the President or the President's designee(s) be, and each of them is hereby authorized to take such actions as the President or the President's designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

[Approval was subject to amendment to the policy to clarify questions on aesthetics to be sent to Board's Design Committee]

Chair Been thanked the Directors and asked President Doyle to present the President's report.

President Doyle began with the Preliminary Budget for Fiscal Year 22-23, which will begin on April 1. She stated that the Chief Financial Officer Kim Quinones and Vice President of Finance Sikander Zuberi had presented the preliminary budget to the Finance and Investment Committee this past Monday and the preliminary budget has been shared with all Directors. President Doyle

then invited Ms. Quinones to provide a brief overview as well as an update on the Trust's financial status through the first nine months of the current fiscal year.

Ms. Quinones stated that the FY 23 Preliminary Proposed Budget, as discussed with the Finance Committee earlier in the week, contains Projected Results for FY 22, along with a year-over-year comparison of the proposed FY 23 and the adopted FY 22 budget. Ms. Quinones advised that the budget will be posted at multiple locations throughout the Park and on the website, in accordance with state regulations

Ms. Quinones stated that the total revenues for FY 22 are currently projected to be substantially higher than the very conservative budget adopted in March 2021, due to a combination of stronger than expected recovery from Covid-related business disruptions over the past year and increased income from parking and fees. She added that for perspective, it is important to remember that this budget was prepared one year ago, at a time when vaccines were not yet widely available and prospects for reopening were not yet known. Accordingly, with lower revenues budgeted for FY 22, the budget also substantially reduced spending as compared to FY 20, including for many of the Trust's public programs. Actual spending on part-time and seasonals was reduced from budgeted amounts.

Ms. Quinones continued by saying that an operating surplus is now projected for the current fiscal year, as opposed to the budgeted FY 22 Operating Deficit of \$3.5 million.

Regarding the FY 23 Budget Proposal, Ms. Quinones advised that the FY 23 budget proposal is cautiously optimistic, with planning for in-person programming and maintaining the high standards of park maintenance enjoyed by Park visitors. Total Revenues for FY 23 are budgeted at \$35 million, while Total Operating Expenses are pegged at \$28.2 million, generating a modest Operating Surplus prior to unreimbursed expenditures for capital maintenance and equipment. With the inclusion of these costs, the Trust would once again rely on reserves to fund any Operating Deficit, currently proposed to be budgeted at \$3.16 million.

Ms. Quinones advised the Board that once again, insurance costs have greatly increased, reflecting general market conditions and the high level of construction at the Park. Insurance is now 21% of the expense budget excluding capital maintenance, or 17%, including it. The State and City do reimburse the Trust for most of these expenses, however insurance requirements account for an increasing amount of staff time.

Finally, she reported that this Fiscal Year Third Quarter Results Operating Revenues totaled \$28 million and Operating Expenses after reimbursement were \$16 million and, once new construction, capital maintenance and reimbursements are factored in, the Trust had a surplus of \$7.5 million at the end of the Third Quarter.

President Doyle thanked Ms. Quinones and Sikander Zuberi for ably steering the Trust through this phase of the Trust's budgeting process. For the benefit of the Directors who were not present at the Finance and Investment Committee meeting this week, there were some general questions raised about Pier 40, partially generated by the projected increases to parking revenue now that the Trust has repaired another roof section and reintroduced parking in this zone. Staff is in the midst of assessing technical issues related to another anticipated roof repair at Pier 40, and Trust staff expect to return to the Board soon with recommendations along with updates on other work that has been completed or that still remains at Pier 40 to inform macro planning discussions about the future for both Pier 40 and also Pier 76.

President Doyle next advised the Board that the Trust completed the search process for two new senior leadership positions at the Trust. Both Rob Rodriguez and Robert Atterbury started on January 3rd, and they have both hit the ground running. Rob Rodriguez is EVP of Park Management. His portfolio encompasses planning, management and oversight related to the care, maintenance and repair of physical assets, including landscaped grounds and buildings, events support and logistics, and public safety. Robert Atterbury is EVP of Park Relationships and Programs. He will supervise programs, initiatives and external relationships that support the Park's engagement with the community. Along with other members of the Trust team, Rob and Robert both attended last week's Advisory Council meeting, and both were welcomed warmly. Mr. Atterbury and Mr. Rodriguez then each introduced himself to the Board.

President Doyle then moved on to provide an update on some of our Design and Construction activities. She explained that construction is proceeding well at Chelsea Waterside Park. The "Groundbreaking and Thank You" celebration on December 3rd marked the start of the long-awaited comfort station. It was a chilly but happy day where the Trust gathered with community advocates from the Chelsea Waterside Park Association, Community Board 4 and the Advisory Council to celebrate the many improvements to Chelsea Waterside that will be part of

the Phase 2 improvements that have been approved by the Board. Aside from the new comfort station, Phase 2 includes an expanded dog run with separate areas for small and larger dogs, a refreshed sports field, a permanent picnic area and many more planted areas. Construction on the Central Area, Overlook and the south edge of the Athletic Field has been under way for some months. Last week, the Trust closed the dog run so that it could begin the subsurface work needed to create the new water features and other improvements. The Trust is aware that closing park amenities that communities rely on such as dog runs, playgrounds, sports fields and courts always causes pain, and the Trust does its best to plan the closures to create the least amount of disruption whenever possible. In the case of the CWP dog run, this included starting work on the expanded dog run area before closing the current dog run, and timing the closure to begin in the dead of winter when the dog run is a bit less busy than usual. When the dog run reopens in early summer, it will have nearly doubled in size, and it will bring happiness to many dogs and their owners.

In advance of closing the CWP field sometime in summer, The Public Programs department has begun working on ways to accommodate as many sports field permittees as possible at other park locations.

With respect to other construction, at the Gansevoort Peninsula, construction continues to proceed, including at the sports field, 13th Avenue Promenade, and subsurface utilities.

At Pier 97, the contractor is installing rebar and form work for various concrete elements including the north edge retaining walls, shade structure footings, and light pole foundations. Offsite, fabrication of the Pier 97 Shade Structures is well underway and is expected to be completed at the end of February, after which the structures will be shipped and delivered to Pier 97 sometime this spring. The contractors have started preparing construction schedules and submittal packages for the Pier 97 park building and the design team is working on a Construction Documents package for the esplanade and bikeway restoration work to be located from Pier 97 to Pier 99 and that will connect into Riverside Park South. The project will be partially funded by a Transportation Alternatives Program grant so the Trust is working closely with SDOT on this effort.

The south roof parking lot at Pier 40 is completed and is open for parking, adding back approximately 350 spaces combined between the roof area and the area below it that were previously closed. Fencing around the rooftop passive field is almost complete and the turf will be installed once weather cooperates.

Thanks to Hudson River Park Friends, funding was secured for the Science Play Area in Tribeca, and staff is working with the design team to have final construction documents ready this spring, after which the Trust will issue a construction RFP with the goal of starting the science play area construction later in 2022.

President Doyle continued that the Trust released an RFP for Estuarium Design Services on January 6, 2022 with proposals due March 4. The Estuarium is a long planned component of the Park, and the Trust has pursued many paths over the years to try to secure all of the funding needed for it. The planning work funded by DEC last year to consider the unique mechanical and operational needs for the aquaria tanks planned to support Hudson River fish set the stage for the current RFP, and restricted funding for the design is available to the Trust, also thanks to DEC. Conversations with New York State and New York City have begun about this important project which is also a priority in the adopted Estuarine Sanctuary Management Plan, and advancing the design for the building will accelerate identifying the balance of the funding needed for this important environmental research and education facility.

The Park's River Project is getting ready to kick off the 2022 education season with a series of winter field trips. Starting this month, schools from all over NYC can sign up for virtual field trips focused on local fish populations, plankton ecology, environmental justice and plastic pollution through the Trust's website. A selection of virtual field trips will be available through the end of the school year. The Trust is also expecting to offer some in-person field trips for schools from April through the end of the 2022 school year subject to Covid restrictions.

The River Project is very excited to be hosting its first ever Education Open House virtually on March 22. The target audience includes school administrators, educators and after school program leaders and the Trust has reached out to The Advisory Council, community boards and elected officials to promote it and will continue doing so. At the Virtual Open House, River Project educators will share information about 2022 programming opportunities and the free digital learning resources, such as the STEM Activity of the Week. The Trust wants schools from across New York City to be able to take full advantage of all the Trust has to offer.

Two weeks ago, the Trust hosted its first annual Research & Habitat Enhancement meeting for scientists and environmental partners to fulfill a commitment made in the Estuarine Sanctuary Management Plan. Science partners from SUNY Stony Brook, Columbia University, New Jersey City University and Hudson River Foundation joined in providing updates on active research

initiatives occurring in the Sanctuary. Partners like DEC, Riverkeeper, HEP, CUNY, Billion Oyster Project and more helped the Trust consider ideas for next steps in research projects, and also discussed the development of a Visiting Scientist program. The Trust is also planning to schedule the annual full Technical Advisory Committee meeting in March 2022.

The Trust's Public Programs department is finishing the program schedule for 2022. Many favorites will return in-person in the Park, including the Hudson River Dance Festival in June, Sunset on the Hudson Friday night music performances and Hudson RiverKids entertainment. The Blues BBQ Festival and the SUBMERGE Marine Science Festival, two highlights of the busy programming season, will be back again in 2022 as well.

The Trust filed its annual MWBE and SDVOB plans with Empire State Development and Office of General Services respectively last week. The Board should be aware of the hard work by many of Trust staff that goes into implementing these program, including Sean Singh who was the lead in preparing the two annual plans. The Trust takes seriously its commitments to diversify its procurement pool and to provide opportunities for MWBE and SDVOB businesses.

Lastly President Doyle addressed the contemplated new Chelsea Piers lease that continues its negotiation process. Chelsea Piers principals and Trust staff provided an update on the need for and benefits of entering into a new lease at this time rather than waiting until the current lease expires 22 years from now. The Trust expects to attend upcoming meetings of both Community Board 4 and the Advisory Council to provide more details, potentially in concert with the start of a formal Significant Action public preview process. Staff believe it is very close to finalizing the final terms of the proposed lease, and that it provides substantial benefits for the Park. Along with requirements for improvements to public access, the new lease would also include additional rent and lease terms that are more consistent with the terms of other leases for property in the Park, such as improved insurance requirements and provisions to restore the Premises in the event of a casualty.

The Trust has been providing updates on lease negotiations for Board members and will shortly share the full draft proposed lease with the Directors. As part of the Significant Action process, the Trust will post the proposed lease and details about the public comment period on the Park's website. The Hudson River Park Act requires that the Trust provide at least a 60-day period to receive comments. Trust staff are looking forward to hearing from the public once the Trust begins the public process.

President Doyle followed with some acknowledgements. She congratulated Jeffrey LeFrancois who is now the new Chair of Community Board 4. This means of course that Lowell Kern is no longer wearing his CB4 Chair hat. The Trust appreciates him for always being available when he was Chair as well. The longtime chair of Hudson River Park Friends, Mike Novogratz, has also stepped down from that position, but we thank him for his personal commitment to so many aspects of the park. Mike brought formidable intellectual capacity, energy, leadership, and personal philanthropy to his role as Chair, and we are so grateful to him for his support. The Trust also thanked him for persuading Diana Taylor to be the new Chair of Friends! Diana of course knows the Park inside and out, and I for one am looking forward to working with her in this newest chapter of her sustained involvement and commitment to the Park.

Last, since the last meeting, the Park community lost two of the Park's leading advocates – Bob Trentlyon and Ed Kirkland. Bob and Ed were both residents of Chelsea for decades, and both also fought for decades for the Park's creation and betterment. I will personally miss both of them, as I know many here will. There are plans afoot to celebrate and honor them, hopefully in the Park, sometime this spring. I will keep you all informed.

Jeffrey LeFrancois, Advisory Council Chair, could not attend meeting but Connie Fishman read his report attached hereto.

Connie Fishman then provided the Hudson River Park Friends report. She explained that the new chair of the Friends Board is Diana Taylor for a three-year term ending January 31, 2025. Friends elected a new board member Larry Keigwin who will also work with the Trust's Public Programs on such events as the annual dance festival. Friends is currently working on its FY 2023 budget. Revenue-wise, Friends is about 80 percent of its pre-COVID fundraising level but expects in next fiscal year to be back to pre-pandemic levels. Friends is searching for a major donor officer. Friends also had to postpone the Playground luncheon originally planned for tomorrow until early March 2022. Finally, Ms. Fishman thanked Mike Novogratz for his \$1.3 million matching gift and former City Council Speaker Corey Johnson for the additional \$1 million allocation for the Pier 26 new science play area. Friends is excited to see the groundbreaking scheduled for 2022.

Chair Been thanked Ms. Fishman for her report and then asked the Directors if there was any further business for the public portion of the meeting. There being none, Chair Been called for a motion to adjourn the public portion of the meeting and to move into Executive Session. The motion was unanimously approved, and the public portion of the meeting was adjourned at 4:55 pm. The Directors then moved into Executive Session to address the Chelsea Piers lease negotiations and pending litigation. The Board of Directors' meeting adjourned at 6:00 pm. No action items were taken during Executive Session.

HUDSON RIVER PARK ADVISORY COUNCIL

Hudson River Park Advisory Council
c/o Hudson River Park Trust
Pier 40, 2nd Floor
353 West Street
New York, NY 10014
P 212.627.2020

advisorycouncil@hrpt.ny.gov
hudsonriverpark.org/about-us/
hudson-river-park-trust/advisory-council

MEMBERS

Chair: Jeffrey LeFrancois
(Community Board 4)

First Vice Chair: Daniel Miller
(Community Board 2)

Second Vice Chair: Bob Townley
(Community Board 1)

Assembly Member Glick
Assembly Member Gottfried
Assembly Member Rosenthal
Assembly Minority Leader Appointment
Assembly Speaker 1 Appointment
Assembly Speaker 2 Appointment
Community Board No. 1
Community Board No. 2
Community Board No. 4
Comptroller of the City of NY
Congressman Nadler
Council Member Chin
Council Member Johnson
Council Member Rosenthal
New York City Council Minority Leader
New York City Council Speaker 1 Appointment
New York City Council Speaker 2 Appointment
Public Advocate
Senate Majority Leader 1 Appointment
Senate Majority Leader 2 Appointment
Senate Minority Leader Appointment
Senator Hoylman
Senator Jackson
Senator Kavanagh

Chelsea Cultural Partnership
Chelsea Piers Management
Chelsea Village Partnership
Chelsea Waterside Park Assoc.
Christopher St. Patrol
City Club of New York
Council of Chelsea Block Assoc.
Downtown Little League
Downtown United Soccer
Friends of Pier 84
Greenwich Village Little League
Hudson Guild
Hudson River Foundation
Hudson River Park Friends
Hudson River Watertrail Assoc.
Intrepid Sea Air Space Museum*
Lilac
Little Island (Pier 55, Inc.)
Manhattan Youth, Recreation & Resources Inc.
Metropolitan Waterfront Alliance
New Yorkers for Parks
North River Historic Ship Society
Pier 66 Maritime
The Downtown Boathouse
The River Project
Village Community Boathouse
West Village Houses

January 27, 2022

TO: Hudson River Park Trust Board of Directors
FROM: Hudson River Park Advisory Council, Jeffrey LeFrancois, Chair

RE: Advisory Council Report to the Board

The Advisory Council had its last meeting on Tuesday, January 18.

The AC received a presentation regarding the Chelsea Piers lease renewal negotiations and appreciated being made aware in advance of the significant action process formally beginning.

The AC supports the general framework of the negotiations and recognizes that CP is the biggest rent-paying tenant in the park, and how important that is. CP is also a valued community resource and well liked by the community.

However, given the AC's repeated requests for significant greenway improvements and an expansion of the greenway itself, it was upsetting to learn that no greenway improvements or expansions were a part of the lease negotiation. Engineering analysis aside, given the request by numerous Piers tenants at a recent Community Board 4 meeting for greater CitiBike access in and around Chelsea Piers, to not make an improvement to the greenway in the area is unfortunate.

Once the Significant Action process begins, the AC will determine whether it takes a formal position on the lease.

The general topic of discussion for the meeting was CitiBike stations in and around the park. Currently, only two Citibike docks are on the park side of Rt. 9A: one at Pier 79 and one at Pier 40. NYC DOT recently presented plans for CitiBike infill to Community Boards along the Park, and all of the relevant CB committees wondered how more stations could be placed in and immediately adjacent from the park. The AC had no recommendation or conclusion, and like most issues inside Hudson River Park, it's complicated - and for good reason. Citibikes and cycling in general will be an ongoing discussion for the AC.

The Membership Committee is reviewing AC attendance records and has put out a call for new members. Elections are in March and a new term begins in April, per the most recent bylaws update.

The next AC meetings are February 8 and March 8, 2022.