

**MEETING OF THE  
HUDSON RIVER PARK TRUST  
BOARD OF DIRECTORS  
Pier 40, New York, NY  
March 24, 2022 at 4:00 pm  
Virtual Meeting via Zoom**

**MINUTES**

**Directors Present:**

Patrick Foster (served as Chair)  
Vicki Been  
Leslie Wright on behalf of Director Kulleseid  
Rose Harvey  
Susan Donoghue  
Aloysee Heredia Jarmoszuk  
Jeffrey Kaplan  
Purnima Kapur  
Idehen (ID) Aruede  
Pamela Frederick  
Lowell Kern

**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  
Jeffrey LeFrancois, HRP Advisory Council

With a quorum being present, Patrick Foster, who served as the Chair for the meeting, called to order the March 24, 2022 meeting of the Hudson River Park Trust Board of Directors.

Chair Foster explained 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, the 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. He continued that the Directors had received the Agenda materials in advance of the 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 the meeting. He also noted that the Board memos and resolutions on the 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.

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Chair Foster began by stating that there are 7 items on the Consent Agenda for today's meeting: 1) Approval of Minutes and Ratification of the Actions Taken at the January 27, 2022 Meeting of the Hudson River Park Trust Board of Directors; 2) Authorization to Amend Contract with WL Concepts & Production, Inc. for Logoed Seasonal Uniform Components; 3) Authorization to Amend Contract with Operations, Inc. for Payroll Services; 4) Authorization to Extend Contract with Venus Fire Protection & Safety for Inspection, Repair and Maintenance of Fire Extinguishers; 5) Authorization to Extend Contract with Aqua Turf Irrigation Systems, LLC for Irrigation Systems Repair and Maintenance Services; 6) Authorization to Extend Contract with NY Asphalt Inc. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services; and 7) Ratification of New HRP Advisory Council Members.

Chair Foster 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.

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**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the January 27, 2022 Meeting of the Hudson River Park Trust Board of Directors**

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**RESOLVED**, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on January 27, 2022 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.

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**HUDSON RIVER PARK TRUST - Authorization to Amend Contract with WL Concepts & Production, Inc. for Logoed Uniform Components for a Total Board Authorization Amount of up to \$190,000**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 24, 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 WL Concepts & Production, Inc. for the Logoed Uniform Components by extending the term for an additional six months and adding \$40,000 to the contract amount for a Total Board Authorization Amount of up to \$190,000; 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.

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**HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Operations, Inc. for Payroll Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 24, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Trust to amend the contract with Operations, Inc. for Payroll Services for an additional \$7,000 and another one-year term for a Total Board Authorization Amount of up to \$47,000; 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 may deem necessary or appropriate in order to implement the forgoing resolution.

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**HUDSON RIVER PARK TRUST - Authorization to Extend Term of Contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of March 24, 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 Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers services by an additional six months, through September 30, 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.

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**HUDSON RIVER PARK TRUST - Authorization to Extend Contract Term with Aqua Turf Irrigation Systems, LLC for Parkwide Irrigation Repair and Maintenance Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of March 24, 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 the contract with Aqua Turf Irrigation Systems, LLC for Parkwide Irrigation Repair and Maintenance Services by an additional two years, through March 31, 2024; 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.

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**HUDSON RIVER PARK TRUST - Authorization to Extend the Contract with NY Asphalt, Inc. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 24, 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 by six months, or through September 30, 2022, with NY Asphalt, Inc. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services; 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.

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**HUDSON RIVER PARK TRUST – Ratification of the Appointment of New Community Members of the Hudson River Park Advisory Council**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on March 24, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby ratify the appointment of Transportation Alternatives and Borough of Manhattan Community College as Community Members of the Hudson River Park Advisory Council; 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.

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Chair Foster then proceeded with the corporate actions, introducing the first item: request for Approval of the Fiscal Year 22-23 Budget.

President Doyle stated that the Trust’s current fiscal year is coming to an end and the Proposed Budget for Fiscal Year 2023 which starts on April 1 has been shared with all Directors and presented to the Audit and Finance Committees. She then asked Kimberly Quinones, the Trust’s CFO, to provide a brief overview of the proposed FY 23 budget inclusive of the budgeting process.

Ms. Quinones began by stating that in accordance with State Finance Law, the initial Draft Preliminary Proposed Budget was reviewed in detail with the Finance Committee in a January 24 meeting. Following that meeting, the Proposed Budget was posted on the Trust’s website and at five public locations throughout the Park. Ms. Quinones then explained that the Final Budget proposal for FY 23 was reviewed by the Finance Committee on March 21<sup>st</sup>, which is now being presented to the Board.

Ms. Quinones began by providing a recap of the projected results for the current Fiscal Year 22. She stated that the Trust was very conservative in developing this budget a year ago and rightfully so – as the vaccines were just becoming available and restrictions on in-person

gatherings were still in place. Many of the Trust's tenants were still experiencing restrictions. Accordingly, income was projected conservatively, and expense budgets reflected corresponding reductions. Thankfully, things began opening up as we moved into late spring/summer and many of the businesses located in the Park moved toward more normal levels of activity. Moreover, the public flocked to the Park, as parks and outdoor activities became the primary location for recreation and many activities of daily life. Ms. Quinones then stated that the financial results of FY 22 are projected to exceed the budgeted amounts. Total Revenues are projected at \$35.7 million vs. a budget of \$28 million, reflecting that the Trust's restaurant and recreation tenants rebounded nicely, while cruise and heavily tourist-dependent businesses were slower to recover. Parking revenues were particularly robust, exceeding budgeted results by 25%, reflecting the movement of commuters into their cars and a return of people to the City, as well as strong management from the garage operator and staff, in particular Robert Nguyen, the Trust's Vice President of Property Management. Operating Expenses are projected to come in at \$3 million below budget (\$22.3 million vs. a budget of \$25.3 million) – reflecting unexpected savings from mild weather, parking management cost savings, staffing shortages and postponing several IT and consulting projects to the next fiscal year. That leaves the Trust with a projected Net Operating Surplus of \$13.4 million vs. the budgeted \$2.7 million – and, after unreimbursed expenditures for equipment and capital maintenance, an Operating Surplus of \$7.4 million (to contribute to the reserves for future capital maintenance and unexpected needs) vs. a projected Deficit of \$3.5 million.

Ms. Quinones then continued by stating that in preparing the FY 23 Budget, the Trust anticipated the full return of in-person programming throughout the Park; revenue projections slightly reduced from the projected FY 22 results (allowing for some continuing economic uncertainties – for example, with respect to parking assumptions given increased gas prices -- and recognizing that Covid continues to present uncertainties); an operating surplus before unreimbursed CapX and Capital Maintenance; and a net deficit slightly higher than that budgeted last year, if all unreimbursed Capital Equipment and Capital Maintenance projects are completed.

Ms. Quinones then explained that the FY 23 Budget provides for Total Budgeted Revenues of \$34.4 million, which are slightly under the Trust's expected FY 22 results. Specifically, Tenant Lease Revenues are budgeted at \$19.6 million, almost \$1.5 million under FY 22 results; Parking Garage Revenues are budgeted at \$10.4 million, continuing to grow based on the restoration of

some previously closed spaces as a result of recent roof repairs, yet still allowing for economic uncertainties (inflation, gas prices); and a reduction in interest income as our level of restricted funds diminish with the drawdowns associated with execution of several major capital projects (Gansevoort, Chelsea Waterside and Pier 97).

She further explained the expense side of the Budget, including that Budgeted Operating Expenses of \$28.5 million – higher than the FY 22 budget by \$3.2 million, reflecting increased full-time staffing levels (primarily from the conversion of part-time to full-time slots) and a return to staffing at full capacity; almost 18% increase in insurance premiums, including a 16.3% increase in liability insurance alone -- this comes after a similar increase last year. While this cost is reimbursed by the State and City, eliminating any impact on the Trust's bottom line, Ms. Quinones pointed out that the Trust went to extraordinary measures to limit this increase, separating the general liability and construction liability policies, and avoiding what was estimated to be a 25% increase at the outset, and that there are additional staff time costs associated with the effort to manage this new process; increases are budgeted for the PEP, Doe Fund and NYSID contract renewals – all of which are being voted on at the March 24 Board meeting. Together, these costs account for just under 38% of the total of \$16.1 million for non-personnel operating expenses (OTPS) and are informed by the extent of public park space and the level of activity and events in the Park which both continue to increase; increase in OTPS, reflecting increases in consultants for cloud migration, telephone and cybersecurity upgrades (and accompanying hardware/software expenditures), along with tool and security upgrades, research and education projects and allowances for legal costs.

Ms. Quinones continued to state that the budgeted Operating Surplus of \$6 million – lower than projected results for FY 22, but just over twice the amount budgeted for the current year. After adding in the expenditures for Cap X and Cap M paid out of Park funds (anticipated Cap X and Cap M expenditures are \$31.3 million, \$21.1 million of which are reimbursed from government or available restricted Park funds), the Trust projects an FY 23 Operating Deficit of \$4.3 million, slightly higher than the adopted FY 22 budget.

On the capital side, the Trust is in the midst of three large projects all at once: 1) Chelsea Waterside Phase 2, a \$13 million project funded from City and air rights funds, begun in 2021 and expected to be completed in late fall of 2022; 2) Gansevoort Peninsula, funded by City and restricted funds, begun in 2021 and expected to be completed in the spring of 2023; and 3) Pier

97, funded by State and air rights funds, begun in 2021 and expected to be completed in mid-2023. She stated that in total, the Trust is budgeting for \$97.6 million of new construction (\$67.6 million) and Capital maintenance (\$30 million) projects this upcoming year.

Ms. Quinones further stated that there is always the potential for a new Covid variant and an unanticipated Covid-related disruption, in which case the Trust would immediately evaluate the budgetary impact and recommend adjustments, as warranted. General economic factors could affect lease revenues, parking garage receipts and/or the cost of new projects and unexpected delays could affect the final cost of major construction projects

She concluded that once approved, this full package will be posted on the Trust's website, throughout the Park, and filed with the Office of State Comptroller in accordance with State Finance Law. Director Kaplan added that the budget is appropriately conservative.

President Doyle thanked Sikander Zuberi, Vice President of Finance, and Ms. Quinones for getting the budget completed. She then formally requested that the Directors approve the April 1, 2022 to March 31, 2023 fiscal year operating budget.

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

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**HUDSON RIVER PARK TRUST - Approval of the Hudson River Park Trust April 1, 2022 – March 31, 2023 Fiscal Year Operating Budget**

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**RESOLVED**, based upon the materials presented to the Board of Directors of the Hudson River Park Trust at its meeting on March 24, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the April 1, 2022 – March 31, 2023 fiscal year Operating Budget; 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.

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Chair Foster then referred the Directors to the second item before the Board: request for Authorization to Contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services.

President Doyle began by stating that under the Trust's Procurement Guidelines, the Trust must contract with Preferred Source offerings when available without the need for a competitive procurement. New York State Industries for the Disabled, or NYSID, is a New York State Preferred Source contractor that has provided good service to the Trust since 2014 related to interior cleaning through its partner agency, FedCap Rehabilitation Services. NYSID's current contract term expires on March 31, 2022. Staff now seeks to enter into a new contract with NYSID for a one-year term beginning on April 1, 2022, with two one-year renewal options at the Trust's discretion. NYSID provides janitorial services for the Trust's administrative offices at Pier 40 as well as at all restrooms at Pier 40 and throughout Hudson River Park. The Trust expects that NYSID's services will also be used once the three new restroom facilities currently under construction at Chelsea Waterside Park, Gansevoort Peninsula and Pier 97 open later this year and next year.

President Doyle then requested Board authorization to enter into a contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services in a Base Contract Amount of \$644,564 with the option to extend for two additional one-year terms at the amounts of \$676,793 for the optional second year and \$710,633 for the optional third year for a Total Board Authorization Amount, including a five percent contingency, of up to \$2,133,590 over the three-year contract period. Funding for the contract is expected to be available from the Trust's operating budget as approved by the Board each year.

Chair Foster asked if there were any questions or comments. In response to a question by Director Harvey, President Doyle explained that as this is a preferred source contract, the Trust does not need to proceed with a competitive procurement. There being no further questions, upon a properly called motion, the following resolution passed unanimously.

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**HUDSON RIVER PARK TRUST – Authorization to Contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services**

**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 24, 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 enter into a contract with New York State Industries for the Disabled, Inc. for Parkwide Interior Cleaning Services in a Base Contract Amount of \$644,564 with the option to extend for two additional one-year terms at an amount of \$676,793 for the optional second year and \$710,633 for the optional third year for a Total Board Authorization Amount, including a five percent contingency, of up to \$2,133,590 over the three-year contract period; 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.

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Chair Foster moved on to the third item before the Board: Authorization to Contract with The Doe Fund for Parkwide Outdoor Cleaning Services.

President Doyle began by stating that The Doe Fund is a respected not-for-profit social services organization that provides residential support services to homeless people and to persons who were formerly incarcerated or who are recovering from substance abuse. Through separate social services funding, The Doe Fund supports trained workers with safe, comfortable housing, meals, transportation, educational offerings including GED and pre-GED adult literacy, case management counseling, career development services, and other benefits. The Trust began contracting with The Doe Fund in 2001 and the current contract will expire on March 31, 2022.

Trust staff seeks to enter into a new three-year contract with The Doe Fund as a single source procurement. As explained more fully in the Board memo, The Doe Fund has performed outdoor Park maintenance work for the Trust for over 20 years, and the Trust’s experience with its supervisors and trainee workers has been positive. The Doe Fund’s supervisors and trainee workers are intimately familiar with the Trust’s physical layout and operations, and have formed excellent working relationships with Trust staff and Park Enforcement Patrol security officers. The Trust does not pay for profit and overhead ordinarily associated with private maintenance firms contracting for such services, and staff is satisfied that the program costs are reasonable as required by the Procurement Guidelines.

President Doyle then requested Board authorization to contract with The Doe Fund, Inc. for Park Outdoor Litter Collection and Related Services for a Contract Amount of up to \$4,340,278 over the three-year contract term plus a five percent contingency for a Total Board Authorization Amount of up to \$4,557,292. Funding for this contract is subject to the Board's annual review and approval of the Trust's operating budgets. To the extent The Doe Fund provides services for maintenance on the Route 9A medians and buffer areas, reimbursement will be made by the New York State Department of Transportation.

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

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**HUDSON RIVER PARK TRUST – Authorization to Contract with The Doe Fund, Inc. for Park Outdoor Litter Collection and Related Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 24, 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 The Doe Fund, Inc. for Park Outdoor Litter Collection and Related Services for a three-year term for a Contract Amount of up to \$4,340,278 plus a five percent contingency for a Total Board Authorization Amount of up to \$4,557,292; 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.

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Chair Foster then referred the Directors to the next item before the Board: Authorization to Amend the Contract with NYC Department of Parks & Recreation for Parkwide Security Services. Chair Foster noted that Director Donoghue would be recusing herself from this agenda item.

Ms. Doyle began by stating that the Trust has contracted with the Parks Enforcement Patrol unit of the New York City Department of Parks & Recreation for 24/7 public safety and security services since 2004. The current PEP Contract expires on March 31, 2022.

Trust staff now seeks Board approval to amend the PEP Contract for one additional year for an amendment amount of \$3,547,485. PEP would generally provide the same security services included in the last amendment from 2019 but the amendment would provide for the addition of six City Seasonal Aides for the peak summer period and convert the partial-year Sergeant position to a full year Sergeant. The Trust has been pleased with the services provided by PEP over the years, which services could not be replaced by a private security firm for several reasons. For example, PEP Officers are able to issue summons to enforce both Park rules and the State's Vehicle and Traffic Law. While PEP officers are peace officers, they have authority to make arrests, and have also been trained by City Parks to address homeless-related outreach. The Trust and City Parks intend to work together later this year to negotiate a new long-term contract that would commence in spring 2023 in time to provide security services for the additional park space that will be opening at the Gansevoort Peninsula and Pier 97 next year.

President Doyle then requested Board authorization to amend the PEP Contract for an additional one-year term ending March 31, 2023, and to increase the PEP Contract amount by \$3,547,485 for a Total Board Authorization Amount of up to \$49,558,760 since inception. Funding for this Amendment is available through the Trust's operating budget that was just approved by the Directors.

Chair Foster 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 Amend the Contract with the New York City Department of Parks & Recreation for Park Security Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 24, 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 City Department of Parks & Recreation for Park Security Services for an additional one year term ending March 31, 2023, and to increase the contract amount by \$3,547,485 for a Total Board Authorization Amount of up to \$49,558,760; 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.

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Susan Donoghue as the Commissioner of the New York City Department of Parks & Recreation recused herself and abstained from the vote.

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Chair Foster then invited Connie Fishman to present the Friends report to the Board.

Ms. Fishman provided an update on Friends' budgeting process and future fundraising events, including the planning for the annual gala. She explained that Friends held its annual playground committee luncheon that was smaller than past years due to COVID but Friends hopes to expand that group the next fiscal year. With regard to the Friends' budget, last year's revenues were \$3.2 million and the proposed budget for next year that will be before the Friends' Board next week is for \$4.8 million, a significant jump but less than the \$5.1 million budget that Friends had pre-COVID. And Friends is currently working on the October 2022 annual gala, with the plan to sell 800 tickets as opposed to the 1000 tickets in the past to ensure the guests have a better experience. The Development Committee is working to create affinity type groups to focus on fundraising efforts, such as raising funds to hire a seasonal worker to keep the dog runs clean. And Friends expects to launch the Business Council this spring.

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Chair Foster thanked Ms. Fishman and asked Ms. Doyle to present the President's report.

President Doyle started with very exciting news regarding Congressman Jerrold Nadler. Congressman Nadler has secured an appropriation of \$1 million for the Trust's continuing pedestrian safety and park security efforts, so some of the expected costs from the budget that the Board just adopted will already be offset by federal monies. Congressman Nadler has previously secured other federal support for Park construction, and the Trust is so grateful to him, and to all the elected officials, who have fought to secure funding for the Park's continued construction.

Construction activities continue in multiple locations throughout the Park. As the Board knows, Ms. Mariah Lopez filed a lawsuit in Albany County Supreme Court seeking to stop construction at the Gansevoort Peninsula. The New York Attorney General's Office is representing the Trust and other New York State Respondents including Governor Hochul and State Parks and filed papers in opposition to the Article 78 Petition last Friday. The return date on the Order to Show Cause and Article 78 Petition is tomorrow. At present, the Trust's

understanding is that no oral argument is scheduled and that the Court intends to review the papers as submitted. President Doyle also thanked Manhattan Community Board 2, the Advisory Counsel, Champions, and Hudson River Foundation for preparing and filing affidavits in support of construction continuing at the Peninsula so that this important and broadly supported public park and environmental space can be open on schedule in spring 2023. She stated that the Trust will keep the Directors informed as this litigation matter proceeds. In the meantime, construction on limited subsurface work continues.

At Chelsea Waterside, the site contractor has completed salvage, removal, and earthwork operations in the Central Area, Overlook and Dog Run, and is presently installing footings, curbs and walls in the Overlook and Dog Run. The Trust is still on track to open the larger, improved dog run in the summer. The building contractor is in the midst of installing the foundation, subgrade plumbing and electrical utilities associated with the new comfort station, and the Trust's programming staff has sent notices to field users to inform them that the field will be closing in June to enable construction. The Trust is feeling optimistic that the Trust will be able to relocate all of the youth users to other park fields during construction.

At Pier 97, work is proceeding well. Concrete retaining walls and edge beams along the north edge of the pier, shade structure footings, most light pole footings, and most of the mid-pier expansion joint walls have been completed. Prefabricated concrete planks required to connect the pier to the upland have been delivered and installation is taking place. Offsite fabrication of the Pier 97 Shade Structures is complete, and the structures are currently on a vessel crossing the Atlantic for arrival in early April. Fabrication of the granite planter wall and curb mock-ups is complete and under review. Upon mock-up approval, the balance of remaining granite elements will be released for fabrication. Drainage mat and geofoam fill are being installed in the areas where the Sunset Plaza will be located at the western end of the pier, and electrical conduits for light fixtures and power receptacles are being installed. The general contractor for the new comfort station will mobilize at the end of March, and excavation to install piles and the concrete foundation slab will commence soon thereafter.

On March 11, the Trust received 27 proposals in response to the RFP for Estuarium design services. The scope of services includes the design of the Estuarium building as well as the interior exhibits and aquaria tanks. Trust staff is currently reviewing RFP responses for administrative completeness and will next work to develop a recommended short list of respondents. As in the

past, the Trust will be reaching out to the Board's Design Committee to participate in the review of the short-listed proposals. The Trust will also shortly be able to provide an update on the continuing design development effort for the Pier 26 Science Play Area. The Trust expect to complete refined construction documents in the late spring.

The Trust is also busy in the realm of capital maintenance. Five proposals were received in response to the RFP for reconstruction of the tennis courts, and the selection committee is currently reviewing responses. Prices appear to be significantly higher than estimated but are not yet confirmed. The Trust is planning for work to commence in the fall, at which time the courts would need to be closed to enable reconstruction. In the meantime, the Trust will be making some isolated patches to enable safe play to continue this spring and summer.

Work on Private Passage by Malcolm Cochran is progressing well at its off-site location in Virginia. The interior restoration and new exterior coating have been completed, and the only remaining scope item is the installation of new, more resilient windows. There are supply chain issues associated with the replacement glass for the portholes, but the Trust anticipates re-installing the piece in Clinton Cove by the end of April with temporary windows if need be.

Trust staff is also planning the logistics and mobilization plan for the Pier 84 Dog Run Reconstruction. Work should commence in April, which will require the temporary closure of the dog run. The Trust has alerted Community Board 4 and other key constituents.

At Pier 40, the sports turf will be installed on the rooftop area formerly known as the passive field in April. Thanks to this project, the Trust will have the ability to host many displaced youth leagues during Chelsea Waterside's field reconstruction. The Trust has also began preparing contract drawings for a potential new guardrail system for the perimeter of the second level parking garage and for a possible replacement of the canopy over the walkway around the perimeter of the Pier 40 courtyard field. In the meantime, the Trust has retained Vermont Custom Netting to install some protective netting around the perimeter of the Pier 40 courtyard as a safety measure.

At this week's Finance Committee, Ms. Doyle had announced her intent to schedule a meeting shortly with the Finance Committee to discuss the status of the various construction projects the Trust has undertaken at Pier 40 mostly thanks to air rights funding the Trust has received. Pile repairs will be concluding this summer, and the recent roof repairs and field construction are additional accomplishments. At this point, the Trust needs to start making decisions about priority repairs that can be implemented with the remaining funding.

President Doyle then stated that the Public Programs department is finalizing plans to be back in the Park with a full slate of in-person programming beginning right after Memorial Day. The Trust of course continues to monitor State and City regulations for permitted events and gatherings in the Park and will adjust plans if needed, but at the moment, the Trust is planning and hoping for a very festive summer in the park for all our visitors.

The Trust is excited to be bring back the Hudson River Dance Festival in June, bringing two days of world class dance to Pier 63, for free. Sunset Salsa and Afro-Caribbean lessons will take place at Pier 76 for the first time this summer and Bollywood classes will be held at Pier 84. The Trust looks forward to sharing these very popular free evenings of participatory dance with the public in new spaces with more capacity. Free music is also coming back to the Park this summer. In partnership with the Jazz Foundation of America, Jazz at Pier 84 will return twice a month in June, July and August. Sunset on the Hudson will be live on Pier 45 featuring a variety of talent throughout the season, and the beloved Blues BBQ Festival will return to Hudson River Park after a two-year hiatus, this time, on Pier 76. Mark your calendars for August 13! Hudson RiverKids will take place in Tribeca on Mondays and in Chelsea on Thursdays, and our popular Healthy on the Hudson fitness classes, presented by Lululemon, will be in various locations through the Park five days a week. The Trust have also begun planning both the SUMBERGE Marine Science Festival and Pumpkin Smash, with both events on scheduled for fall.

Public Programs is also moving full speed ahead with permitting charity walks and runs. Staff is also processing film and photo shoot permits and requests for special events and promotional activations. Requests for spring, summer and fall are certainly on the uptick. As the Trust considers special events, the Trust is always mindful of balancing such requests and the revenue they may generate with the first obligation of providing free and open space for the public to enjoy.

Public Programs also continues to work alongside the River Project and in collaboration with Hudson River Park Friends on the shared digital communications platforms. The efforts to increase accessibility across platforms, with alt text, closed captioning, and ASL will continue this year.

In early March, the Trust hosted its first annual Full Technical Advisory Committee Meeting to fulfill a commitment made in the Estuarine Sanctuary Management Plan (ESMP). Trust staff from various departments joined the Park's River Project team to share

information on recent ESMP successes and upcoming projects for 2022. Collectively the Trust provided updates on the continued effort to translate digital STEM lessons into multiple languages, the Pier 57 classroom and gallery, details on the upcoming Tribeca Habitat Enhancement scientific monitoring plan, community boating successes by tenant partners even despite the pandemic's challenges, current Park design and construction updates related to the Sanctuary, and other ESMP projects already underway. Technical Advisory Committee members then helped the Trust identify areas for future growth and shared ideas for near term priority ESMP projects in each of the three management areas. The Trust will provide a more comprehensive update on the Estuarine Sanctuary Management Plan for the Board at a future meeting.

The Trust is excited to announce the Park's recently launched Community Compost Tracker which is hosted on the Park's website. This project was an inter-departmental effort and was designed and programmed completely in-house using ArcGIS. The dashboard showcases the organic food waste collected at the Park's 10 drop off locations. Park users, students and compost enthusiasts alike can track the amount of community compost collected by location, month and year through this interactive tool. The Trust will be adding a QR code at each drop off location as the roll out of newly branded compost bins and signage occurs this Spring. In addition, the Park's River Project team is creating ways to integrate the dashboard into digital lessons, compost center tours and field trip programs. All data is downloadable and is part of the open source data effort.

The Park's River Project team continually looks for opportunities to further science and educational initiatives through grant funding. Most recently, the Trust secured a 5-year grant from the NYS Zoos, Aquaria and Botanic Garden program which will support staffing and operations in the Wetlab research aquarium. Additionally, the Park's River Project has applied for research funding through the National Fish and Wildlife Foundation's Five Star Urban Waters program to support its pathogen and water quality testing. The Trust has also partnered with Dr. Hare from Cornell University to submit a grant with the NYS Water Resources Institute focused on connecting oyster recruitment research to the power of community science. In the education realm, the Trust has applied for awards to help fund various initiatives including educational internship programs, hands-on STEM field trips and climate justice curriculum. The Trust will continue to share updates and thanks Hudson River Park Friends which partners with the Trust to support many of the grant applications.

President Doyle then began to address the Trust's Real Estate Department matters. As the Directors are aware, the Trust commenced the Significant Action public review process for the proposed Chelsea Piers Lease on February 11, 2022. Community Board 4 and the Trust's Advisory Council have both had discussions about the lease since then, and the Trust and Chelsea Piers have attended those meetings, plus a few additional meetings before the Significant Action process began, to answer questions and provide additional information.

The public hearing occurred this past Tuesday, March 22<sup>nd</sup>, and about 30 persons provided oral testimony. The Trust would like to thank Chair Been, and Directors Frederick, Kapur, Heredia-Jarmoszuk, and Kern, as well as Sara Neilson representing City Parks, for attending so that they could hear from the public directly. The commenters collectively provided thoughtful, informed comments, with most of the individual speakers speaking in favor of the lease as proposed. Community Board 4 has written recommending that the Trust deny the new lease unless it addresses certain concerns, such as doing more to eliminate cars and improve the pedestrian experience along the service road east of the building so that the frontage is more park- and pedestrian-friendly. Community Board 4 provided such testimony at the hearing as did several other speakers and has also provided some specific recommendations for ways to mitigate conditions. The Advisory Council is currently considering its position informed by the discussion at CB4, and the Trust has to date received over one hundred comment letters and emails.

President Doyle advised that for anyone from the general public listening, the public comment period is open through April 26, 2022 at 4:00 pm. Information on the proposed Lease and how to submit a comment is available on the Hudson River Park website under [www.hudsonriverpark.org](http://www.hudsonriverpark.org). At that location, members of the public will find a link to the Chelsea Piers public notice, proposed lease agreement and other information, including the options for submitting public comments. The Trust is pleased to see considerable public engagement in the Significant Action process and will be continuing to engage in conversations with stakeholders, Chelsea Piers and the Board.

At Pier 57, the Trust is working with RXR/Youngwoo and Google on plans to open the public rooftop, hopefully with a celebration in late Spring. Some Google employees have begun reporting to their new offices at Pier 57, and construction of the public market, environmental classroom and other ground floor spaces including the public Living Room is well on its way with plans to open in Fall.

Vornado Realty Trust recently met with the Trust to inform it of some planned amendments to its 2011 lease with the New York City Economic Development Corporation for Pier 94. Under the amendment, Pier 94 would now be used for film and television production uses rather than convention uses. The City's lease with Vornado requires Vornado to construct a number of public improvements, including open space on Pier 94 and an approximately 1,850 square foot indoor community amenity space at the north end of the headhouse abutting Clinton Cove that would contain restrooms and other indoor space uses.

On March 30, Trust staff will be hosting a virtual meeting with tenants and permittees regarding Sustainability and the Park over Plastic program. Staff will update participants on a variety of sustainability initiatives including Park over Plastic, composting, energy and water efficiency measures, and sustainability education, and tenants will be encouraged to highlight their successes. Collectively, the Trust will also focus on how together expand the Park's green partnership network.

President Doyle then concluded by informing the Directors that in their Board packet, the Trust has provided an update on the FEMA reimbursements related to Hurricane Sandy. As of today, the Trust has received over \$33 million in reimbursement from FEMA and the New York State Department of Homeland Security and Emergency Services, and the Trust is awaiting the final disbursement expected to be sent soon for about \$1.46 million. President Doyle thanked Owen Davies for his diligent work and effort over the past several years. This has been a monumental effort.

And finally, President Doyle announced that the Trust has come to the end of Jeffrey LeFrancois' two-year term as Chair of the Advisory Council. President Doyle added that Mr. LeFrancois put in hours upon hours of time on a volunteer basis coordinating with individual AC members, committees and of course also myself and other members of the Trust staff, all as a volunteer. President Doyle thanked him and welcomed the new incoming Chair, Daniel Miller of Community Board 2, who will be taking over for Jeffrey starting in April. Like Jeffrey, Daniel is an avid user of the Park -- biking, bringing his dog here, and even paddleboarding if I'm remembering correctly.

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Chair Foster then asked Jeffrey LeFrancois to provide the Advisory Council report.

Jeffery LeFrancois began by thanking the Trust for giving him the opportunity to report at each meeting. He stated that he is very excited about the composting program and that the Advisory Council appreciates the construction updates. He stated that the Advisory Council had provided a letter supporting the public process to design the Gansevoort Peninsula in response to the ongoing litigation. He then stated that the Advisory Council would be providing comments on the proposed Chelsea Piers lease after Manhattan Community Board 4 issued its second comment letter and he also summarized the comments that Manhattan Community Board 4 had already submitted to the Trust.

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Chair Foster then asked the Directors if there was any further business for the public portion of the meeting. There being none, Chair Foster 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 5:00 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.