

**MEETING OF THE  
HUDSON RIVER PARK TRUST  
BOARD OF DIRECTORS  
New York Law School, Events Center  
185 West Broadway  
New York, NY**

**September 29, 2022 at 4:15 pm**

**MINUTES**

**Directors Present:**

Meera Joshi, Chair

Erik Kulleseid

Michael Pastor

Jeffrey Kaplan

Michael Kuh

Lowell Kern

Idehen (I.D.) Aruede

Pamala Frederick

Patrick Foster

Sarah Neilson

Director Purnima Kapur arrived after completion of the Consent Agenda.

**Appearances:**

Hudson River Park Trust

Noreen Doyle, President and CEO

Kimberly Quinones, CFO and EVP, Finance & Real Estate

Robert Atterbury, EVP of Park Relationships and Programs

Robert Rodriguez, EVP of Park Management

Christine Fazio, General Counsel

Carrie Roble, Vice President Environment & Education

Tina Walsh, Assistant Vice President Education & Outreach

Also present:

Connie Fishman, Friends of Hudson River Park

Daniel Miller, HRP Advisory Council

With a quorum being present, Chair Joshi called to order the September 29, 2022 meeting of the Hudson River Park Trust Board of Directors.

Chair Joshi began by explaining, due to the recent expiration of the COVID Emergency Executive Order that had authorized public meetings to be held virtually, the meeting is being held for the first time in over two years in person. The meeting is also being recorded and will be posted on the Trust's website and a stenographer will provide a transcript of the meeting.

She stated 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 but that questions or comments from the audience would not be entertained at the meeting. She further 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.

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Chair Joshi then stated that there are 8 items on the Consent Agenda: 1) Approval of Minutes and Ratification of the Actions Taken at the July 28, 2022 Meeting of the Hudson River Park Trust Board of Directors; 2) Authorization to amend Contract with Barrier1 Systems, LLC for Barrier1 Systems Maintenance and Repair; 3) Authorization to Extend Term of Contract with Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services; 4) Ratification of Extension of Term of Contract with Steven Dubner Landscaping, Inc. for Pier 26 Upland Park Construction Work; 5) Authorization to Contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Maintenance of Fire Extinguishers; 6) Authorization to Amend Contract with Gage Meyer Engineers, PC for Pier 40 Roof Engineering Consulting Services; 7) Authorization to Amend Contract with Carrier Communications Corp. for Parkwide Security Camera Expansion Project; and 8) Ratification of New Advisory Council Member.

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

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the July 28, 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 July 28, 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 the Contract with Barrier1 Systems, LLC for Security Gate Maintenance and Repair Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 Barrier1 Systems, LLC for Security Gate Maintenance and Repair Services by adding an additional \$25,000 for a Total Board Authorization of \$50,000 and extending the term by two years, through September 19, 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 forgoing resolution.

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**HUDSON RIVER PARK TRUST – Authorization to Extend the Term of Contract with Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 Hunter Roberts Construction Group, LLC for Parkwide Construction Management Services by an additional one year, through September 26, 2023; 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 – Ratification of Extension of Contract Term with Steven Dubner Landscaping, Inc. for Pier 26 Upland Park Construction Work**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of September 29, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies the extension of the term of the contract with Steven Dubner Landscaping, Inc. for Pier 26 Upland Park Construction Work through December 31, 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 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 September 29, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to enter into a contract with Venus Fire Protection & Safety Services, Inc. for Inspection, Repair, Replacement, Disposal and Maintenance of Fire Extinguishers for a three-year term in the amount of up to \$25,000; 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 foregoing resolution.

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**HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Gage Meyer Engineers, PC d/b/a EDG for Pier 40 Roof Engineering Consultant Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of September 29, 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 Gage Meyer Engineers, PC d/b/a EDG for the Pier 40 Roof Engineering Consultant Services for an additional amount of

\$50,000 for a Total Board Authorized Amount of up to \$766,008 and to extend the term of contract 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 foregoing resolution.

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**HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Carrier Communications Corp. (d/b/a Multi-Media Communications) for the Parkwide Security Camera Expansion Project in a Total Board Authorization Amount of up to \$375,000**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 Carrier Communications Corp. (d/b/a Multi-Media Communications) for the Parkwide Security Camera Expansion by an additional \$21,000 for a Total Board Authorization Amount of up to \$375,000; 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 – Ratification of the Appointment of New Community Member 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 September 29, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby ratify the appointment of the Fulton Houses Tenant Association as a Community Member 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.

[Note: Director Kapur was not present during the consent agenda items vote.]

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Chair Joshi then proceeded with the corporate actions, introducing the first item: Authorization to Contract with Alpine Construction & Landscaping Corp. for the construction of the Pier 26 Play Area.

President Doyle remarked, that thanks to a successful capital fundraising campaign conducted by Hudson River Park Friends as championed by the former Friends' Chair, Mike Novogratz, who personally provided a \$1.3 million match for privately donated funds, as well as funding from the New York City Council including current Council Member Chris Marte and Manhattan Borough President Mark Levine, the Trust is ready to enter into a construction contract for the Pier 26 Science Play Area. As designed by OLIN, the landscape architecture firm that also designed the adjacent Pier 26, the Play Area will feature custom-fabricated "sturgeon" and other marine-oriented play elements where children will learn, play and be inspired by marine wildlife and the Hudson River habitat.

Pursuant to its Procurement Guidelines, the Trust released an RFP for Construction of the Pier 26 Science Play Area on July 25 and received seven proposals on the submission deadline of September 2, 2022. A selection committee comprised of Trust staff reviewed the submissions and evaluated each according to the identified selection criteria in the RFP and thereafter interviewed the three top ranked firms. Based on the submitted proposals and follow-up interviews, Trust staff has identified Alpine Construction & Landscaping Corp. as the highest ranked proposer, which also offered the lowest fee for the scope of work.

Alpine has successfully completed projects for Gilbane/Tishman Speyer, Trinity Church and the Ford Foundation and is also the contractor for the landscaping work at Chelsea Waterside Phase 2. The Trust has been pleased with Alpine's performance to date. Alpine is expected to meet the Trust's 30% MWBE subcontracting goal but will only partially meet the 6% SDVOB subcontracting goal due to the lack of remaining subcontracting opportunities.

President Doyle then requested Board authorization to contract with Alpine Construction & Landscaping Corp. for construction of the Pier 26 Science Play Area in the amount of \$2,298,562 plus a 10% contingency for a Total Board Authorization Amount of up to \$2,528,418.

Chair Joshi 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 Alpine Construction & Landscaping Corp. for the Construction of Pier 26 Science Play Area for a Total Board Authorization Amount of up to \$2,528,418**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 Alpine Construction & Landscaping Corp. for the construction of Pier 26 Science Play Area for a contract amount of \$2,298,562, plus a 10% contingency, for a Total Board Authorization Amount of up to \$2,528,418; 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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Chair Joshi moved onto the second corporate action before the Board: Authorization to contract with Sage and Coombe Architects, LLP for Estuarium Design Services.

President Doyle began by stating the Estuarium has been part of the vision for Hudson River Park since the Park’s early planning stages in the 1990s. The Trust has sustained this foundational idea for a Hudson River-focused educational and science facility, with multiple efforts to advance it through pursuit of partnerships and fundraising over the years. In 2020, the Trust conducted a study supported by a New York State Department of Environmental Conservation grant that focused on the unique operational requirements of a facility hosting aquaria and live fish. That study resulted in the establishment of a preliminary building program and provided the Trust with a better understanding of the unique operational needs for such a facility. Informed by this work, the Trust developed a Request for Proposals for comprehensive architectural services for the Estuarium, which is expected to measure approximately 10,000 square feet and be located on the Pier 26 upland area adjacent to the Science Play Area. The scope of services calls for an architect-led team that includes exhibit design, engineering support, community engagement and landscape design.

The Trust released an RFP for architectural services on January 6, 2022 and received 26 timely proposals on the submission due date of March 11, 2022. The Trust then conducted a number of rounds of proposal review, initially through a multi-department staff committee and

then through a committee blending staff and members of the Board's Sanctuary and Design Committees that interviewed the highest ranked teams. Throughout the process, staff and Board members alike were extremely pleased with the high caliber of the proposals that were received, and with the thoughtful presentations and discussions that ensued during the interview process. President Doyle stated that making a decision was therefore difficult. Ultimately, the highest ranked proposal providing the best value to the Trust was from a team led by Sage and Coombe Architects, LLP.

Sage and Coombe is a well-established, Tribeca-based firm that has successfully completed numerous projects for New York City as well as other municipalities and is the recipient of 16 AIA awards and 10 Public Design Commission Awards. Examples of their work include the Ocean Breeze Athletic Complex for the NYC Parks Department and the Noguchi Museum. Sage will serve as the Architect of Record. EHDD Architecture, a San Francisco firm, will serve as the Design Architect. EHDD has worked on multiple projects involving live fish and marine science and education, such as the Shedd Aquarium in Chicago, the Pacific Seas Aquarium in Washington, the Coastal Biology Building and Marine Sciences Campus in Santa Cruz, CA, and the Exploratorium in San Francisco. EHDD is also recognized as a leader in sustainable design.

Other members of the team include but are not limited to Spacehaus for Exhibit Design, Elizabeth Kennedy and Mathews Nielsen for landscape design and site planning services, and LERA and Matrix for engineering services. Sage is a NYS-certified MWBE as are other members of the team and the Trust will therefore exceed the 30% MWBE goal. Sage will partially meet the advertised 6% SDVOB goal.

President Doyle continued by stating that the Trust has not yet secured full funding for the estuarium building. The Trust is hopeful that having a design for an inspiring building as well as a more precise cost estimate, are concrete measures that will support continued fundraising. At present, the Trust estimates that the funding and funding commitments it currently has would cover approximately half of the total project cost.

President Doyle also noted that the scope of work for this project includes significant community engagement, as the Trust expects that multiple stakeholders, including Community Board 1, the Advisory Council, and members of the TAC for the Sanctuary Management Plan, and others in the environmental community will be interested in planning decisions.

President Doyle then requested Board authorization to enter into a contract with Sage and Coombe Architects, LLP for Estuarium Design Services in the amount of \$3,397,139 plus a 15% contingency, for a Total Board Authorization Amount of up to \$3,906,710. Funding for this project is available through Trust capital funds and from the Trust's reserves. She also thanked the many Directors who participated on the Selection process.

Chair Joshi asked if there were any questions or comments. Director Kaplan asked if the fee was fixed or based on tasks and also asked about the risk of allotting more hours than Sage & Coombe Architects, LLP assume they will need. Kevin Quinn stated it was a lump sum contract based on task. He further explained that the Trust was asking for a higher than normal contingency because of the uncertainty of the tasks needed for fundraising purposes but assured the Board that the Trust would not be at risk because each task has a fixed amount. There being no further questions, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization to Contract with Sage and Coombe Architects, LLP for Estuarium Design Services for a Total Board Authorization Amount of up to \$3,906,710**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of September 29, 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 Sage and Coombe Architects, LLP for Estuarium Design Services in the amount of \$3,397,139, plus a 15% contingency, for a Total Board Authorization Amount of up to \$3,906,710; 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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Chair Joshi moved onto the third corporate action before the Board: Authorization to Contract with PFM Asset Management LLC for Investment Advisory Services.

President Doyle began by saying PFM Asset Management has provided the Trust with investment advisory services since late 2018. The Trust procured their services via a piggyback procurement through Battery Park City Authority. The Trust has been satisfied with the services

of PFM and staff now seeks Board authorization to enter into a new three-year contract with PFM, again as a piggyback, based on the recent Battery Park City Authority procurement.

The Trust's Procurement Guidelines and New York State Finance Law permit the Trust to "piggyback" on an existing contract awarded by another agency in certain circumstances including consideration of the procurement method by which the original contract was awarded, determination that the method is in the Trust's best interest, and reasonableness of the cost. In this case, Battery Park City Authority issued a competitive RFP for comparable Investment Advisory Services in 2020 and, once again selected PFM. The Trust has examined the Battery Park City Authority procurement and new contract with PFM and has ascertained that the process, services, cost and contract would satisfy the Trust's requirements.

PFM's fee is identical to its fee under the existing contract with the Trust, which is capped at \$150,000 per year absent explicit Trust approvals to increase the amount. PFM will meet the 30 percent MWBE goal but the Trust will waive the 6 percent SDVOB goal due to the lack of subcontracting opportunities.

President Doyle then requested Board authorization to enter into a contract with PFM Asset Management LLC to provide investment advisory services in an amount of up to \$450,000 over a three-year contract term. Funding for the contract will be provided from the Trust's operating revenues as budgeted annually.

Chair Joshi 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 PFM Asset Management LLC for a Total Board Authorization Amount of up to \$450,000**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on September 29, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorize the Hudson River Park Trust to contract with PFM Asset Management LLC to provide investment advisory services in an amount of up to \$450,000 over 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.

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Chair Joshi moved onto the fourth corporate action before the Board: Authorization to Amend the Contract with E-J Electric Company for Gansevoort Electrical Construction.

President Doyle began by reminding the Board that at its June 3, 2021 meeting, the Board authorized the Trust to enter into a contract with E-J Electric Installation Company to install lighting, power distribution and other electrical components at Gansevoort Peninsula. The project team recently learned of an energized electric utility line within the new salt marsh location. This line was not shown in any as-built drawings or plans previously provided by Con Edison. Subject to discussions with Con Edison and FDNY, the utility line will likely need to be replaced and relocated to a position under the shared use roadway serving the Fire Department. Additionally, the Trust is considering adding an automated security gate or similar vehicular control feature at the Gansevoort Peninsula.

Subject to continued discussions with Con Edison and FDNY, President Doyle then requested Board approval to amend the contract with E-J Electric to add these two potential additional scopes of work for an additional contract amount of \$136,499, for a Total Board Authorized Amount of up to \$1,839,085. Funding for this amendment is available from capital budget funds allocated by New York City.

Chair Joshi asked if there were any questions or comments. Director Kern asked if the vehicle control gate would be installed during construction or for operations after. President Doyle responded that the gate would be installed after construction for operations. Director Foster asked if the Trust's limit was \$100,000 for Board approval. President Doyle explained that Board approval is required for contracts of \$200,000 or more and this was an amendment to a previous contract. Director Kaplan asked if the Trust had tried to get Con Ed to fund it. Trust staff explained that the transmission line would be to the west and therefore the responsibility of the Trust. There being no further comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST – Authorization to Amend Contract with E-J Electric Installation Company for Gansevoort Peninsula Electrical Construction for a Total Board Authorized Amount of up to \$1,839,085**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on September 29, 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 E-J Electric Installation Company for the Gansevoort Peninsula Electrical Construction for an additional amount of \$136,499 for a Total Board Authorized Amount of up to \$1,839,085; 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.

There being no further comments, upon a properly called motion, the resolution passed with unanimous approval.

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Chair Joshi then asked President Doyle to present the President's report.

President Doyle began by stating that Labor Day marked the end of many of the daily events in the Park. This season was especially significant as the Trust marked the return of free events that had not been offered weekly since 2019. With the help of the Trust's sponsors, including \$400,000 from Hudson River Park Friends, the Public Programs department was able to offer its fullest events calendar ever. Attendance at Healthy on the Hudson soared this year, with more than 5,000 people joining guided meditation, refreshing yoga and high-intensity workouts multiple times each week at all skill levels. The Trust is grateful to Presenting Sponsor lululemon and Friends for support of this series. Kids were also offered the chance to get active in the Park by learning Bike Skills 101 in partnership with Bike NYC hosted at Pier 76.

The Park's participatory dance lessons enjoyed a warm reception at new locations, Piers 76 and 84. Sunset Salsa kicked off the season at Pier 76 before the Trust moved to Pier 84 for Bollywood and Bhangra later in the summer. The expanded Jazz at Pier 84 series, presented by Hudson River Park Friends in partnership with the Jazz Foundation, brought together more than 2,000 fans for free concerts featuring music greats. The Friday night concert series, Sunset on the Hudson, on Pier 45 provided a variety of genres for the public to listen to each week this summer, and the Mirage pop-ups sparked joy in unconventional places for music and dance as well.

A highlight of the season was the Blues BBQ Festival on Pier 76, which brought more than 13,000 music and BBQ lovers to the Park – the largest event the Hudson River Park Trust has

hosted! The Trust is excited to continue building on the successes of this year, and welcomed any thoughts or ideas from Board members for the future. President Doyle then thanked and congratulated the Public Programs team for masterminding Blues BBQ and other events, and for the care the team takes to plan and execute every detail of Trust events in service of the public. President Doyle then thanked all the Board members who have attended and supported the Trust this summer.

Last week, the Trust was pleased to welcome Adirondack Mac and the sustainable torch for the FISU World University Games to Pier 45. The torch had just arrived in New York after its journey from Italy, and will be hosted at the Winter World University Games in Lake Placid in January. The Trust was pleased to support and welcome colleagues from New York State including the Olympic Regional Development Authority, Empire State Development Corporation and the Adirondack Sports Council at a reception in honor of the occasion and President Doyle thanked Director Kulleseid for connecting everyone.

President Doyle then stated that one of the great things about Hudson River Park is that even when an event is happening on one pier, there are dozens of other places including on the water where people can find respite and tranquility or their own family and friends time.

President Doyle then mentioned that there are several exciting events right around the corner for the fall. The SUBMERGE Marine Science Festival would be taking place in two weeks on Pier 84 on Friday, October 14 and Saturday, October 15. Friday activities are devoted to local schools and student groups, who will have their own opportunity to experience hands-on learning at field trips coordinated by the Trust team. On Saturday, the Trust will welcome the general public with science-themed performances, learning and activities – all free, with no registration required. As usual, the Trust will be joined by dozens of partners, including DEC and State Parks, as well as NYC Dept. of Environmental Protection, Billion Oyster Project, the NY Aquarium, Riverkeeper, and multiple park tenants and permittees including the Intrepid, Hudson River Community Sailing, Village Community Boathouse, and NY Outrigger.

The Trust will also be hosting Pumpkin Smash on Pier 84 this year on Saturday, November 5. The Trust looks forward to a smashing good time, helping the public learn about the Park's Community Composting Program while at the same time providing live pumpkin crushing activities.

President Doyle remarked, the Park is an extremely popular place for walks, runs, and a wide variety of guest events ranging from film shoots to fashion shows to the NYC Food and Wine Festival which would be taking place in the Park on the same weekend as SUBMERGE. Each one of these guest events, even the small ones, will requires coordination across the Trust's many departments to ensure that insurance, security deposits, tenant coordination, operations needs and other factors are considered across the Park's long, narrow site. Hudson River Park is in New York City, very busy, and the Trust works hard to try to find and hold the right balance between allowing special and planned events, and ensuring the spaces are available for the general public to use.

President Doyle continued by stating that the Public Authorities Law section 2879 requires an annual review by the Board of service contracts with a term in excess of one year. She explained that a list of all the Trust's active contracts with a one-year term or longer was emailed to the Directors earlier in the day and that the Directors could always call Noreen Doyle, Kim Quinones or Christine Fazio if a Director wanted more information about any of the Trust contracts.

Further, President Doyle stated that when the Board adopted the Trust's Revenue Guidelines in November 2019, Trust staff committed to sharing a list of active revenue contracts, including leases and concession agreements with a term longer than one year, on an annual basis with the Audit Committee. Therefore, a list of revenue contracts was also emailed to all Directors earlier in the day and if anyone had any comments or questions they should reach out to the Trust staff.

President Doyle informed the Directors that the financials for the first five months of the fiscal year were emailed earlier in the day. Total operating revenues for this period were \$17.5 million and operating expenses, including capital maintenance and equipment expenditures net of reimbursements, were \$11.3 million. Revenue and expense spending were both generally on track with projections. As the Trust's mid-year is on September 30th, the Trust will provide a mid-year report to the Board at the next Board meeting.

President Doyle then introduced Carrie Roble, Vice President of Estuary and Education, and Tina Walsh, Assistant Vice President of Education and Outreach, who would be providing a presentation to the Board on progress related to the Estuarine Sanctuary Management Plan and corresponding Action Agenda that was adopted by the Board last September following a public review process. President Doyle explained that Trust staff had committed to providing an annual

presentation to the Board at that time. However, President Doyle first acknowledged that concern has been expressed by members of the Advisory Council and Technical Advisory Committee about Con Edison's use of Pier 98 for heat transfers that was not discussed during the planning process for the Sanctuary Management Plan, and that many additional questions have arisen as a result of the "60-Day Notice of Intent to File Citizen's Suit under the Clean Water Act" by plaintiffs Tom Fox and the City Club. The Trust learned of the plaintiffs' concerns when Trust staff simultaneously received notice and a press inquiry – the Trust had not been contacted with any questions in advance.

Extensive discussion had occurred at both the Advisory Council and Community Board 4. Importantly, DEC and Con Edison explained the nature of the discharges, which consist either of NYC drinking water or untreated river water used to cool the heat exchanger. DEC had also confirmed that the Con Edison permit is valid, notwithstanding that a new discharge permit application which is simultaneously under review. The Trust had participated in both meetings, including sharing information from the Trust's 2011 Con Edison lease process with the Advisory Council following their meeting. While the Trust will continue to engage with the communities to answer further questions related to matters within the Trust's jurisdiction, the Trust's impression was that most people understand that there is no public safety concern associated with the Con Edison activities at Pier 98, and that DEC is an active regulator of the essential uses that occur at the site.

With respect to the Sanctuary Management Plan, President Doyle acknowledged that while the Con Edison tenancy of Pier 98 was listed in the document, it was not a focus of discussion with the TAC. Given the fact that the use had been there prior to creation of the park, and is regulated by DEC, Trust staff did not think to mention the heat exchange aspect of the facility in the document, though the fuel use was noted. President Doyle apologized to anyone who felt let down by the Trust in that regard.

While the Sanctuary Management Plan is mandated by the Hudson River Park Act, it is itself not a fixed regulation. Rather, it is a planning document that was very intentionally prepared to allow for discussion of emerging topics over the course of the nine-year action agenda period. Because discharge is already a focus of the ESMP (although mostly in the context of CSOs), this topic can certainly be discussed as part of the ESMP in the future. To the members of the TAC and others who are interested, President Doyle assured them that the Trust would be more than

willing to add scientific consideration of thermal discharges to the continuing discussion, or for that matter, other topics that may relate to the Sanctuary.

The Trust takes its responsibilities with respect to the Sanctuary very seriously, has advanced habitat initiatives and science research, and in partnership with environmental and educational organizations, has educated tens of thousands of children and adults about the Hudson River estuary, stewardship and sustainability. The Trust's commitment to enter into a strategic alliance with the original River Project and expand its environmental staff and activities includes assuming responsibility for long-standing research projects and maintaining the Wetlab at Pier 40. Since then, the Trust has continued to build and grow science and environmental initiatives.

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Carrie Roble and colleague, Tina Walsh, then provided a review of project updates related to the Estuarine Sanctuary Management Plan (ESMP) & 2021-2030 Action Agenda.

Ms. Roble began by explaining that the ESMP sets forth specific goals and best practices to guide the Trust and its partners in managing the Park's Estuarine Sanctuary through this decade. Collectively, the ESMP is working to advance shared goals under three broad management areas:

1. Environmental Education
2. Research & Habitat Enhancement
3. Public Access & Resource Management

Ms. Roble explained that the ESMP is a living document that is intended to be responsive to emerging science as well as interests from the Trust's Board, TAC and other partners. In short, the document is designed to be iterative over time, benefiting from current learnings, diverse expertise and thoughtful consideration of metrics. These facts were an important aspect of conversations with the Directors while the ESMP was being drafted, especially with respect to the research and habitat enhancement work. The TAC and science community are in agreement that there is still much to learn about the Hudson River and Sanctuary, as it is an incredibly dynamic system that has endured centuries of human impacts including climate change effects.

The Park's seven long running studies on fish abundance and diversity, water quality, plastic pollution, pathogens, environmental DNA, and oyster health all help to create a stronger

baseline for understanding river conditions and estuarine community utilization. Since 1988, more than 13,000 individual fishes have been collected, identified, measured and released mostly due to the original River Project's efforts but now through the Trust's own commitment to continue this research. Currently, the Trust is collaborating with a SUNY Stony Brook lab to standardize the data, develop a statistical model and analyze the dataset to better understand fish abundance and distribution. The Trust maintains a commitment to making its research available to the public, so the information, as with other science conducted by the Park, will be shared with the public.

This season, approximately 240 water samples have been collected from the Park's waters and analyzed for pathogens using Entero alert and membrane filtration methods in partnership with the Interstate Environmental Commission, a tri-state water and air quality control agency. The Trust worked with partners at John Jay College to process a subset of samples for the presence of pharmaceuticals, an issue of growing concern in local waters. Also, every 15 minutes, the Park's two water quality stations collect hydrological and meteorological data that is shared publicly through the Trust's partnership with USGS, NYSDEC and NEIWPC.

Over the past year, the Trust published two dashboards showcasing real time river conditions data and community compost metrics with the public. The River Conditions Dashboard was made possible through the "Innovate for Social Impact" award from Cantina, a design innovation agency that works with organizations to create user-friendly experiences involving complex technology. The Community Compost Dashboard was designed and launched completely in house through open source ESRI software. It allows the Trust and public to visualize the growing success of the Park's 10 compost drop off sites.

The River Conditions Dashboard also features a predictive CSO model that was generated by colleagues from Columbia University from a timed series of pathogen tests. Discharge impacts, especially from Combined Sewer Outfalls or CSOs, were a key interest area of the TAC. The Trust will be having broader scientific conversations with the TAC about discharges including thermal discharges such as those permitted at Pier 98, as well as inadvertent discharges from boats. The Trust expects that the science-based discussion will consider both the scale and context from discharge sources, as well as opportunities to learn more about them and their potential effects on recreational users and habitats alike. An important aspect of the Trust's commitments with respect

to Research and Habitat Enhancement is implementing in-water restoration projects that offer habitat and water quality benefits.

The Trust has made a huge commitment to habitat enhancement and ongoing monitoring this year. The Tribeca Habitat Enhancement Project was installed in late 2021 and allows the Trust and others to study a variety of enhancement techniques intended to increase the Sanctuary's oyster population and provide diverse habitat options for colonizing organisms and finfish populations. The Board then approved a \$1 million, five-year contract for monitoring the Tribeca enhancements. The monitoring work was launched this summer and leverages expertise from local academic and research partners including Hudson River Foundation, Rutgers University, New Jersey City University, Stony Brook and Billion Oyster Project.

This October, scientific divers from Billion Oyster Project will also use the Trust's clear water box to take video and conduct counts to characterize the juvenile oysters recently set on reef balls at Gansevoort Peninsula. The dive project is a trial investigating less invasive oyster monitoring methods at a more protected site in the Sanctuary to understand how those methods may translate to other locations.

This year, the Trust also completed a \$1.2 million construction contract to install Gansevoort's submerged habitat features off the northern edge of the Gansevoort Peninsula. Together with Tribeca, these two projects have contributed an astounding 31 million juvenile oysters to Park waters, with Gansevoort being the largest single installation in NYC waters to date.

In implementing these projects, the Trust has learned the importance of integrating public access and restoration conversations so that water users are at the table as projects are being designed. The Trust is currently laying the groundwork to complete phase II of the Tribeca Project, consistent with its existing permits, and is starting to consider an approach for extending enhancements to other locations within the Park, which will be coordinated with the TAC and boating groups. Partnership participation is key to realizing the plan. The Trust's growing science partnership with CUNY is another example of the Trust's investment in fostering collaboration. For many years, the Trust hosted one-off projects with CUNY scientists including a five-year project focused on microplastic concentrations and a three-year study on the effect of anthropogenic noise on local toadfish populations with The Branco and Forlano Labs at Brooklyn College.

This year the Trust made great investments in deepening a sustained partnership with CUNY to institutionalize the ways that faculty and students leverage Park resources. Thanks to Tammy Meltzer of the Advisory Council, Doug Israel with BMCC became an elected member. Doug and the Trust organized a substantive Park tour and meeting with BMCC leadership, including Provost and Senior VP of Academic Affairs, Erwin Wong. The Trust now shares relevant Park communications with BMCC's Public Affairs team, registering CSTEP students for fall Park field trips, and coordinating with CUNY faculty to share their work at SUBMERGE.

The Trust has been coordinating with CUNY's Office of Research and Associate Vice Chancellor to create institution-wide opportunities for CUNY faculty and students within Hudson River Park. In April, approximately 30 STEM faculty from various CUNY colleges participated in an informational session the Trust hosted to share current research, educational programs and sustainability efforts. Those meetings have already resulted in discussions of a project to assess microbiomes in Park soils and compost. Also new this year, the Trust will host a CUNY Research Scholar to support tide pool community composition and succession research on the Pier 26 Tide Deck. This student will be with the Park through summer 2023 collecting and analyzing data to present the work in a scientific poster to other research scholars and scientists.

Tina Walsh continued the presentation on the Trusts' academic programming, stating that environmental education has been a Trust priority for over 20 years. The Trust is still in the midst of its busiest programming season since 2019. The River Project Team has been excited to welcome students back into the Park for field trips, and have again served schools from all five boroughs of NYC and beyond, including some groups from New Jersey. The Trust strives to ensure its educational programming reaches a diverse array of communities, and historically more than half Trust programs have served students from the outer boroughs and over 60 percent have come from Title I schools. The Trust does extensive promotion and outreach to raise awareness of the Park's educational offerings, including a generous fee waiver policy for Title I schools and other groups demonstrating need. This year, schools were still adjusting to the return to in-person learning and seemed to favor field trips within walking distance, or limited travel to short distances. Almost 40% of the groups have visited from the outer boroughs and half of the schools that the Trust has served hold Title I status. The Trust anticipates those numbers will increase as schools recalibrate and with that a growing desire for out-of-school enrichment.

This year, the Trust received a five-year grant award from the New York State Zoos, Botanical Garden and Aquarium program to support staff in the Wetlab, which continues to be one of the Trust's most inspiring educational venues for both students and members of the public. With that additional support, the Trust was able to expand public hours including weekends and has seen a meaningful increase of visitors. In the Education management area, the TAC has had a strong interest in connecting programs to diversity, equity and inclusion efforts. This aligns with the Park's internship programs for high school and college-aged students. In addition to annual paid employment for young environmental professionals, the Trust has grown its high school internship program in recent years. To date, the Trust's Student Leadership Program has served 36 high school students from communities historically underrepresented in STEM.

The Trust is pleased to share that The Pinkerton Foundation has invited the Park to apply for their intern consortium. If secured, Pinkerton funding will help replace funding from the National Science Foundation and connect the Trust's program to a network of NYC based high school internship programs that share resources and best practices. With this possible funding, the Trust anticipates expanding its Science Leadership Program this summer to reach the biggest cohort yet. Also connected to its DEI goals, the Trust proactively seeks ways to promote educational resources in an accessible manner. At the start of the pandemic, the Trust's education team created a series of 20 STEM lessons that taught river themes using common household items. Over the past year, staff worked with volunteers and professional translators to offer these lessons in multiple languages. So far, the Trust has translated lessons into Spanish, Arabic, Bengali, Chinese and more, resulting in over 60 translated lessons on the website to date, all publicly-accessible.

Public Access and Resource Management is the final key focus area of the ESMP and completing Hudson River Park is the largest goal in this realm. In this last year, the Trust has made exciting strides towards this end, advancing construction at Gansevoort and Pier 97, approving the Science Play Area and design contract for the Estuarium, and opening the rooftop public park area at Pier 57.

The TAC's main focus for Public Access & Resource Management has been expanding and improving direct River access and safety for in-water recreation. Collectively, the Park's non-motorized boating groups brought an incredible 52,000 people to the water in 2021. While this

year's season isn't yet over and the Trust looks forward to sharing those numbers when it has them. Downtown Boathouse also celebrated its 500,000 kayaker this year – a testament to the success of a partnerships that get people on the water.

In 2022, the Trust replaced floating docks at Pier 26, Pier 40 and Pier 84 with improved docks. With the help of Hudson River Park Friends, the Trust was also a recipient of a NYSDEC grant that would help increase signage and visual aids to improve public safety for water uses in the Park. The Trust will work with its boating community on those plans. Additionally, the TAC was supportive of increased Park wide sustainability efforts. Notably, the Trust has incorporated green measures into active construction projects. For example, at Chelsea Waterside Park, the newly constructed comfort station will include solar panels and repurposed materials, and LED lighting will reduce the Park's energy footprint.

Another potential area for sustainability growth that wasn't mentioned in the ESMP is the Trust's effort to replace gas-powered equipment with electric power. The Trust has historically used electric vehicles as its primary source of transportation in the Park, and the operations team has started to expand its system of electric tools. The Trust is in the early steps of replacing electric mowers, trimmers, snow throwers, weed whackers and more with green technology. Also in the realm of sustainability, this past year the Trust expanded its composting capacity by procuring a second industrial composter with a \$59,000 New York State Pollution Prevention Institute grant secured through Hudson River Park Friends. The compost program continues to divert organic waste from landfills by collecting community food scraps and Park horticulture waste. In 2021, the Trust processed over 490,000 pounds of organic waste, a number that is on-track to exceed in 2022 with the help of the new industrial composter secured with this grant.

Ms. Roble then concluded the discussion by explaining that the total direct budget for the Trust's River Project inclusive of personnel and direct purchases in support of department activities is \$750,000. Because the department is part of the Trust, the amount does not include any other costs that would apply if it were a standalone non-profit like rent, utilities, bookkeeping, HR services, maintenance, etc. Therefore, this number understates the Trust's investment in the River Project and ESMP and does not include capital construction or research projects conducted by external partners but supported financially by the Trust.

The Trust's approved FY23 budget included a newly created Science Coordinator position that the Trust hopes to hire later this fall. The position reflects the increased number of research projects and the Trust's need to devote sufficient effort to the management of logistics, recruitment and other aspects of habitat restoration and research goals. Looking to the fall, the Trust plans to convene the full TAC and organize a focused discussion on discharges with the Research & Habitat Enhancement subcommittee.

In the winter, the Trust will host the second annual Sanctuary science meeting to review relevant data and research findings from the year to inform future scientific and habitat enhancement priorities. The Trust will also meet with the full TAC to discuss progress across management areas and identify and discuss opportunities for accomplishing goals for the coming year.

The Trust's commitment to protecting and conserving important aquatic habitat while also facilitating public access, recreation, education and stewardship is interwoven across all Trust departments, operations and decision making, and the Trust believes the ongoing engagement and investment, along with the sustained commitment of so many partners starting with DEC, will ensure that the Trust can advance its goals for the Sanctuary.

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Chair Joshi thanked Ms. Roble and Ms. Walsh for the considerable information and ton of work performed behind it. Chair Joshi then asked Daniel Miler to provide the Advisory Council report.

Mr. Miller reported that the Advisory Council addressed Con Edison's uses at Pier 98 at the September meeting and intends to send a follow up letter to the Trust. Mr. Miller raised the idea that it may make sense to have an independent monitor such as River Keeper to gauge the surface and depth water temperature, at Pier 97 so that the monitoring isn't being done at 98 and the Trust might better know the true water quality. He also suggested that the Trust provide information on discharges to the boat houses so that they are aware when conditions are dangerous. He also stated that the Advisory Council wants to be informed when DEC issues the permit for public review. He further stated that the Advisory Council would like to see a report directly from the TAC. He concluded the topic by stating it would be helpful if DEC could attend a future meeting of the Advisory Council to explain why the water quality is safe.

He also addressed a letter by DUSC regarding safety concerns related to a homeless person menacing patrons at Pier 40. Though the perpetrator had been repeatedly arrested, he continues to be released and returns to menacing patrons. President Doyle remarked that the Trust's Senior Director of Public Safety and retired NYPD, Chris McCann would be meeting with DUSC to address their concerns. She further explained that the individual was arrested three times last week but released. She continued that the Trust will be meeting with DUSC and is open to ideas, but it is also about mental health and the way the State's laws work.

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Chair Joshi then asked Connie Fishman to present on behalf of Hudson River Park Friends. Ms. Fishman summarized Friends' fundraising events and volunteer programming. Ms. Fishman relayed that Friends recently hired a Major Gifts Officer for the first time in their history. Ms. Fishman believes this hiring will allow Friends to dedicate a staff person to researching and cultivating donors, private and family foundations, identifying individual philanthropists their organization previously lacked the bandwidth to reach and implement a more diversified fundraising strategy. Ms. Fishman also remarked on the tremendous volunteer season Friends organized to help with horticultural maintenance, riverside clean ups, and composting in the park with numbers of volunteers nearing pre-pandemic levels. Ms. Fishman reminded the Board of the Gala budget and approaching date. Finally, Ms. Fishman related to the Board that Friends had contracted with Monstrum, a Danish play equipment company to build the two large sturgeon structures for the Pier 26 playground and was also working on an agreement with the Trust for transferring the rest of the playground capital campaign funds on the development schedule set up with the Trust.

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Chair Joshi then asked the Directors if there was any further business for the public portion of the meeting. There being none, Chair Joshi called for a motion to adjourn the public portion of the meeting and to move into Executive Session to address pending litigation. The motion was

unanimously approved, and the public portion of the meeting adjourned at 5:34 pm. The Executive Session ended at 6:15 pm. No actions were taken during the Executive Session.

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