

Brooklyn Bridge Park Corporation
Meeting of the Board of Directors
The Visitor Center at the Boathouse
Brooklyn Bridge Park

June 14, 2023

MINUTES

The following members of the Board of Directors were present:

Meera Joshi – Chair
Mariana Alexander
Gregg Bishop¹
Martin Connor
Jeffrey D. Friedlander
Henry B. Gutman
Joshua Kraus
Stephen Merkel
Susannah Pasquantonio
Andrea Phillips

Also present were the staff of BBP and members of the public.

Chair Joshi welcomed the Board, BBP staff, and members of the public, and called the meeting to order at approximately 10:12 a.m. Amy Lojek, BBP’s Secretary, confirmed that a quorum was present.

1. Approval of Minutes

Upon motion duly made and seconded, the minutes of the December 14, 2022 Board of Directors meeting were approved unanimously.

2. Re-Appointment of Eric Landau as President of Brooklyn Bridge Park Corporation

Ms. Lojek presented a proposed re-appointment of Mr. Landau as BBP President, following the unanimous nomination of the Members of the Corporation.

Director Gutman, Chair of the Governance Committee, confirmed that the Committee unanimously approved of the re-appointment. Director Gutman and the other Directors thanked Mr. Landau for his service. Upon motion duly made and seconded, the resolutions attached hereto as **Schedule A** were adopted unanimously.

¹ Director Bishop joined the meeting during Item #3.

3. Presentation of the President’s Report (Non-Voting Item) and Approval of the Fiscal Year 2024 Operating Budget and PAAA Budget Report

Mr. Landau thanked the Board for its support and BBP staff. He provided park updates, including: (i) an overview of the past year, such as Public Art Fund installations, the visit by Little Amal, the Brooklyn Nets Open Practice, completion of the pier preventative maintenance and the 334 Furman brick repointing projects, and the opening of the High Tide and Van Leeuwen concessions; (ii) upcoming concessions, events, and projects, such as the proposed visitor’s center at the Historic Fireboat House, the completion of the Empire Fulton Ferry Rip Rap project, the return of Conservancy programming and Met Opera performances in the park, Photoville, Wimbledon at Pier 6, 99 Plymouth renovations, new parkwide trash cans, the Pier 1 Entry Building project, and the ice rink concession at Emily Warren Roebling Plaza; and (iii) informed the board that David Lowin, BBP’s Executive Vice President, was leaving BBP.

Chair Joshi commented that BBP should consider compost collections in the park, given the impending rollout of citywide curbside composting, and asked what would be done with the existing trash cans. Jeffrey Sandgrund, BBP’s Chief Operating Officer, responded that the existing trash cans would be donated to another organization. Director Phillips encouraged BBP, in its development of the visitor’s center at the Historic Fireboat House, to consider strongly the inclusion of a ramp for handicap access to the second floor.

Mr. Landau then presented the Fiscal Year 2024 Operating Budget and Jelani Watkins, BBP’s Chief Financial Officer presented the PAAA Budget Report.

Director Phillips, Chair of the Audit & Finance Committee, confirmed that the Committee was comfortable with the proposed action. Upon motion duly made and seconded, the resolutions attached hereto as **Schedule B** were adopted unanimously.

4. Authorization to Enter into a Renewal of the Contract for the Services of the Parks Enforcement Patrol of the New York City Department of Parks & Recreation

Mr. Sandgrund, BBP’s Chief of Operations, presented this item. Director Phillips confirmed that the Audit & Finance Committee was comfortable with the proposed action, and Director Pasquantonio, as a representative of the Budget & Operations Committee, confirmed that the Committee was comfortable with the proposed action. Upon motion duly made and seconded, the resolutions attached hereto as **Schedule C** were adopted unanimously.

5. Authorization to Enter into a Contract with CloudFirst Technology Solutions, Inc. for IT-Related Services

Joel Bermejo, BBP’s Deputy General Counsel, presented this item. Director Phillips confirmed that the Audit & Finance Committee was comfortable with the proposed action, and Director Pasquantonio confirmed that the Budget & Operations Committee was comfortable with the proposed action.

In response to questions from Directors, Mr. Bermejo explained that CloudFirst is a Black-owned business enterprise, that the contract would be terminable-at-will, and that CloudFirst is headquartered in Newburgh, NY but has staff in the NYC area.

Upon motion duly made and seconded, the resolutions attached hereto as **Schedule D** were adopted unanimously.

6. Authorization to Enter into a Contract with L&K Partners Inc. for the Pier 1 Entry Building Project

Lindsey Ross, BBP's Vice President for Capital Projects & Restoration, presented this item.

In response to questions from Directors, Ms. Ross explained that the project is anticipated to be completed in the of Fall 2024. Director Phillips confirmed that the Audit & Finance Committee was comfortable with the proposed action. Upon motion duly made and seconded, the resolutions attached hereto as **Schedule E** were adopted unanimously.

7. Authorization to Enter into a License Agreement with IMG Worldwide LLC and BSE Global for an Ice-Skating Rink Concession at Emily Warren Roebling Plaza

Mr. Lowin presented this item.

In response to questions from Directors, Mr. Lowin explained the proposed free ticketing plan, that the cost of the skate rental was comparable to City ice rinks, and that FDNY sets the occupancy limit. In response to other questions from Directors, Mr. Landau explained that BBP and the concessionaire would meet annually to review the past year and make any changes needed, and that the license agreement would be terminable-at-will.

Director Phillips confirmed that the Audit & Finance Committee was comfortable with the proposed action. Upon motion duly made and seconded, the resolutions attached hereto as **Schedule F** were adopted unanimously.²

8. Public Comment

Before members of the public made their comments, Chair Joshi acknowledged the letter sent by members of the board to the Mayor regarding the Brooklyn-Queens Expressway plans, that there would be a formal, written response, and that she was willing to meet with the Board in the future.

Linda DeRosa, President of the Willowtown Association and Community Advisory Council member, congratulated Mr. Landau on his re-appointment and expressed hope that BBP and the various members of the CAC and neighbors would work together in a congenial manner in the future to address the concerns of the Park's neighbors.

Katrin Adams asked that BBP consider the impact of the free ticketing plan for the ice-skating rink concession on the Park's neighbors, and that BBP consider how to distribute the Park visitors currently entering the Park at Pier 1.³

² Director Bishop abstained from voting on Item #7.

³ Chair Joshi left the meeting following the public comment period and her authorized delegate, Director James Archer, took her place at the meeting.

9. Adjournment

Director Archer asked whether there was any Director who believed that an Executive Session was necessary. Hearing none, and there being no further business, Director Archer requested a motion to adjourn the meeting, and upon the motion being duly made and seconded, the meeting was adjourned at approximately 11:00 a.m.

Respectfully submitted,

/s/ Amy Lojek
Amy Lojek
Secretary

SCHEDULE A

June 14, 2023

AUTHORIZATION TO RE-APPOINT ERIC LANDAU AS PRESIDENT OF BROOKLYN BRIDGE PARK CORPORATION

RESOLVED that the Board of Directors of Brooklyn Bridge Park Corporation (“BBP”) hereby re-appoints Eric Landau as President of BBP until the election or appointment and qualification of his successor, or until his death, resignation, or removal.

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SCHEDULE B

June 14, 2023

APPROVAL OF THE FISCAL YEAR 2024 OPERATING BUDGET AND PAAA BUDGET REPORT AND THE TAKING OF RELATED ACTIONS

RESOLVED, that the proposed Operating Budget for the Brooklyn Bridge Park Corporation (“BBP”) for the period from July 1, 2023 through June 30, 2024 in the total sum of \$14,119,896 as presented at this meeting and ordered filed with the records of BBP be, and hereby is, subject to the availability of funds, ratified, approved and adopted in all respects; be it further.

RESOLVED, that the President of BBP, or their designee(s), be, and each of them hereby is, authorized and directed to cause BBP to undertake the tasks and incur the expenditures identified in the Fiscal Year 2024 Operating Budget; and be it further

RESOLVED, that the proposed Budget and Financial Plan of BBP be submitted to the New York State Authorities Budget Office in accordance with PAAA; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each of them hereby is, authorized and directed to cause BBP to undertake the tasks to be in compliance with PAAA; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each of them hereby is, authorized and empowered to execute all documents and to take all actions as necessary or appropriate to effectuate these resolutions.

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SCHEDULE C

June 14, 2023

AUTHORIZATION TO ENTER INTO A RENEWAL OF THE CONTRACT FOR THE SERVICES OF THE PARKS ENFORCEMENT PATROL OF THE NEW YORK CITY DEPARTMENT OF PARKS & RECREATION AND THE TAKING OF RELATED ACTIONS

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into a one-year renewal of the contract with the City for security and law enforcement services in the Park, commencing July 1, 2023; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each hereby is, authorized and directed, in the name and on behalf of BBP, to execute and deliver any and all documents and take all actions as the President or their designee(s) may deem necessary or proper to effectuate the foregoing and in connection with the implementation of the work pursuant to the agreement.

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SCHEDULE D

June 14, 2023

AUTHORIZATION TO ENTER INTO A CONTRACT WITH CLOUDFIRST TECHNOLOGY SOLUTIONS, INC. FOR IT-RELATED SERVICES, AND THE TAKING OF RELATED ACTIONS

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into a five-year contract with CloudFirst Technology Solutions, Inc. IT-related services; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each hereby is, authorized and directed, in the name and on behalf of BBP, to execute and deliver any and all documents and take all actions as the President or their designee(s) may deem necessary or proper to effectuate the foregoing and in connection with the implementation of the work pursuant to the agreement.

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SCHEDULE E

June 14, 2023

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH L&K PARTNERS INC. FOR THE PIER 1 ENTRY BUILDING PROJECT AND THE TAKING OF RELATED ACTIONS

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into an agreement with L&K Partners Inc. for the amount of \$14,402,644; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each of them hereby is, authorized and directed, in the name and on behalf of BBP, to execute and deliver any and all documents and take all such actions as the President or their designee(s) may deem necessary or proper to effectuate the foregoing and in connection with the implementation of the work pursuant to the agreement.

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SCHEDULE F

June 14, 2023

AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT WITH IMG WORLDWIDE LLC AND BSE GLOBAL FOR AN ICE-SKATING RINK CONCESSION AT EMILY WARREN ROEBLING PLAZA AND THE TAKING OF RELATED ACTIONS

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into a five-year license agreement with two one-year renewal options, with IMG Worldwide LLC and BSE Global for an ice-skating rink concession at Emily Warren Roebling Plaza; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each hereby is, authorized and directed, in the name and on behalf of BBP, to execute and deliver any and all documents and take all actions as the President or their designee(s) may deem necessary or proper to effectuate the foregoing and in connection with the implementation of the work pursuant to the agreement.

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