

Brooklyn Bridge Park Corporation
Meeting of the Board of Directors
The Boathouse
Brooklyn Bridge Park

September 12, 2024

MINUTES

The following members of the Board of Directors were present:

Meera Joshi – Chair
Mariana Alexander
Peter Aschkenasy¹
Gregg Bishop²
Henry B. Gutman
Shari Hyman
Jeffrey D. Friedlander
Tori Kelly
Joshua Kraus
Martin Maher
Gregorio Mayers
Andi Phillips
Stephen Merkel
Susannah Pasquantonio

Also present were the staff of BBP.

Chair Joshi called the meeting to order at approximately 10:10 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 June 12, 2024 Board of Directors meeting were approved unanimously.

2. President's Report (Non-Voting Item)

Mr. Landau provided park updates, including: (i) summer events in the park, including Wimbledon and Nike NY v. NY in Emily Warren Roebling Plaza, North Face Climb Fest at Pier 5, and the Off White SS 25 fashion show at Pier 2; (ii) the Request for Proposals seeking a concessionaire for the Pier 1 Entry Building; and (iii) the end of the Glide ice-skating rink concession and the anticipated procurement of a new ice-skating rink operator.

¹ Director Aschkenasy was present via zoom.

² Director Bishop joined the meeting during Item #2.

Chair Joshi asked about the scope of free admissions, whether the agreement will be terminable-at-will, what the hours of operation would be, and whether BBP has all of the necessary utilization information from the concession. Mr. Landau indicated that free admission times are planned, though to be determined, that the agreement will be terminable-at-will, that the hours would be similar to last year, and that BBP had received all of the necessary utilization information from the concessionaire. Director Bishop asked whether the failure of the concession indicated the type or location of the concession was at issue; Mr. Landau indicated that neither was an issue, but that weather had been a factor. Director Gutman indicated that the concession appeared to have been successful and explained that an ice rink was contemplated as part of the park from its conception. Director Pasquantonio asked about food and/or beverage offerings and whether private rentals would be permitted; Director Merkel advised BBP staff to carefully consider whether to permit private events. Mr. Landau indicated that staff were exploring a hot chocolate cart and that private rentals/events would be carefully considered. Director Friedlander asked whether BBP would own the rink and equipment and whether utilization is anticipated to match the anticipated break-even point; Jeffrey Sandgrund, BBP's Chief of Operations, indicated that BBP would not own it but the selected operator would rent the rink and equipment, and that while utilization was roughly equivalent, it was heavily weather-dependent. Director Gutman asked about external constraints on the hours or operations; Mr. Sandgrund indicated that the rink typically would not operate beyond 10:00pm to avoid Noise Control Code issues. Director Kraus asked about the liability from rink injuries; Ms. Lojek explained that the insurance and indemnification requirements of the contract and of BBP's relationship to the City.

Due to the questions about the ice rink procurement, Chair Joshi moved Item #5 in the agenda to Item #3.

3. Authorization to Enter into an Agreement with the Experiential Group, LLC for the Operation of the Ice-skating Rink at Emily Warren Roebling Plaza

Mr. Sandgrund presented this item. Director Friedlander asked if the renewal years would be mutually agreed by BBP and the operator; Mr. Landau indicated that BBP's practice is to permit the operator to agree to BBP's discretionary renewals.

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 A** were adopted unanimously.

4. Appointment of Gregorio Mayers to the Audit & Finance Committee

Chair Joshi requested a motion to approve the appointment of Gregorio Mayers to the Audit & Finance Committee. Upon motion duly made and seconded, the appointment was approved unanimously.

5. Authorization to Enter into an Agreement with Deborah Bradley Construction & Management Services Inc. Relating to a Capital Restoration Project

Shira Ungar, BBP's Data Asset Manager, presented this item. Director Kraus asked for examples of other projects the selected contractor had completed; Director Hyman indicated they had worked for Battery Park City Authority and Mr. Sandgrund indicated they had worked for Hudson River Park Trust and the Trust for Governor's Island.

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 B** were adopted unanimously.

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

Robert Lomangino, BBP's Project Manager, Capital Projects & Restoration, presented this item. Mr. Landau explained that the original contingency was lower than the typical ten percent out of a desire to keep the overall dollar amount low. Director Hyman asked whether the new contingency would address existing and potential cost increases; Mr. Landau and Mr. Sandgrund both indicated that it would. Director Gutman asked what caused the delays; Mr. Landau indicated unanticipated street closure and building code interpretation issues had caused the delays.

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 C** were adopted unanimously.

7. Public Comment

No public comment was made.

8. Adjournment

Chair Joshi asked whether there was any Director who believed that an Executive Session was necessary. Hearing none, and there being no further business, Vice Chair Hyman requested a motion to adjourn the meeting, and upon the motion being duly made and seconded, the meeting was adjourned at approximately 10:47 a.m.

Respectfully submitted,

Amy Lojek
Secretary

SCHEDULE A

September 12, 2024

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE EXPERIENTIAL GROUP, LLC FOR THE OPERATION OF AN ICE-SKATING RINK AT EMILY WARREN ROEBLING PLAZA

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into an agreement with The Experiential Group, LLC for the operation of an ice-skating rink at Emily Warren Roebling Plaza, for an annual cost of \$2,062,988, plus a contingency of \$206,298 and a 3% annual escalation, for a term of three seasons with two one-year renewal options; 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 agreements.

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SCHEDULE B

September 12, 2024

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH DEBORAH BRADLEY CONSTRUCTION & MANAGEMENT SERVICES, INC. RELATING TO A CAPITAL RESTORATION PROJECT AND AUTHORIZATION TO TAKE RELATED ACTIONS

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into an agreement with Deborah Bradley Construction & Management Services, Inc., for the installation of new play equipment and safety surfacing at the Pier 5 Tot Lot, for a total contract amount of \$360,096, inclusive of a \$32,736 contingency; 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 agreements.

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SCHEDULE C

September 12, 2024

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

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to amend the existing contract with L&K Partners Inc. by \$601,838, bringing the total contract amount to \$15,004,222; 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 agreements.

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