

**Brooklyn Bridge Park Corporation
Meeting of the Board of Directors**

September 12, 2024

10:00 AM

The Boathouse

Brooklyn, NY 11201

Anticipated Agenda

- I. Approval of the Minutes of the Meeting of the Directors held on June 12, 2024**
- II. President's Report (Non-Voting Item)**
- III. Appointment of Director Gregorio Mayers to the Audit & Finance Committee**
- IV. Authorization to Enter into an Agreement with Deborah Bradley Construction & Management Services Inc. Relating to a Capital Restoration Project**
- V. Authorization to Enter into an Amendment with L&K Partners Inc. for the Pier 1 Entry Building Project**
- VI. Authorization to Enter into an Agreement with The Experiential Group, LLC for the Operation of an Ice-Skating Rink at Emily Warren Roebling Plaza**
- VII. Executive Session (Non-Voting Item)**

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

June 12, 2024

MINUTES

The following members of the Board of Directors were present:

Shari Hyman – Vice Chair
James Archer
Peter Aschkenasy¹
Gregg Bishop
Davey Ives
Tori Kelly
Andi Phillips
Stephen Merkel
Susannah Pasquantonio
Jocelynn Rainey

Also present were the staff of BBP and Nancy Webster, Executive Director of the Brooklyn Bridge Park Conservancy.

Vice Chair Hyman called the meeting to order at approximately 10:00 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 October 11, 2023 Board of Directors meeting were approved unanimously.

2. Fiscal Year 2025 Budget Presentation: President's Report (Non-Voting Item); Approval of the Fiscal Year 2025 Operating Budget and PAAA Budget Report

Mr. Landau provided park updates, including: (i) the Glide ice-skating rink concession, public art installations, the Pier 2 turf renovation, the Pier 6 volleyball court renovation, and the Pier 1 Pavilion construction; (ii) programming, including the return of Photoville, Met Opera in the Park, The Hill in New York (Wimbledon), Sofar Sounds, and Conservancy programming; (iii) existing and future concessions; and (iv) upcoming capital projects, including the renovation of the Pier 5 Tot Lot and shade structure, and the recreation center on the site of 99 Plymouth.

Director Merkel asked about facilities comparable to, and permitting requirements for, the recreation center; Director Archer asked about the permitted facilities/equipment in a flood zone; Director Phillips asked whether the recreation center is planned to be operated by a concessionaire or

¹ Director Aschkenasy was present via telephone and did not participate in the meeting.

BBP; Director Rainey stressed the importance of free, public restrooms, suggested the Bedford Armory facility as an exemplar, and encouraged BBP to charge a small fee rather than making the facility free, to encourage patron buy-in; and Director Ives highlighted the recent completion of a City recreation center in Flatbush and suggested BBP tour that facility. Mr. Landau explained that while the proposed recreation center would be unique, BBP would learn from City facilities and was working through the permitting process; that the New York City Building Code constrains what can be included in a flood zone; that BBP plans to operate the facility direct and include free, public restrooms; and that BBP is exploring all fee options consistent with applicable federal restrictions on the parcel.

Mr. Landau then presented the Fiscal Year 2025 Operating Budget and PAAA Budget Report. Director Archer asked why the number for “Ongoing Maintenance” dropped this year versus last, and Jeffrey Sandgrund, BBP’s Chief Operating Officer, explained it was a typical year-to-year fluctuation as one-time projects are completed or started in different fiscal years.

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

3. 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

Sean Reynolds, BBP’s Director of Operations, presented this item. Director Rainey asked for clarification on the private or public status of Parks Enforcement Patrol (“PEP”) and whether BBP was required to contract for PEP’s services, and Director Bishop asked about illegal vending issues in the Park. Mr. Landau explained PEP’s relationship to the City and that it was BBP’s choice whether to contract for PEP’s services, and that the number of PEP officers and their fixed-post assignment to the Park meant that vending issues are rare. Director Rainey asked about M/WBE contracting and goals, and Director Archer asked if BBP meets its goals. Mr. Landau explained that BBP uses the City’s goals and works to meet both the overall contracting goal and workforce participation goal. Mr. Sandgrund explained that BBP meets or very nearly meets its goals, taking into account the unique challenges of BBP’s contracting needs.

Director Phillips confirmed that the Audit & Finance Committee was comfortable with the proposed action. Directors Pasquantonio and Kelly, on behalf of the Budget & Operations Committee, confirmed that their Committee also 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 an Amendment with Gardiner & Theobald, Inc. Relating to Owner’s Representative Services

Robert Lomangino, BBP’s Project Manager, Capital Projects & Restoration, presented this item.

Director Phillips confirmed that the Audit & Finance Committee was comfortable with the proposed action and explained that the Committee had discussed whether BBP should solicit new proposals for the services Gardiner & Theobald provides. Vice Chair Hyman commented that BBP should revisit that conversation when the current amendment nears expiration. Upon motion duly made and seconded, the resolutions attached hereto as **Schedule C** were adopted unanimously.

5. Authorization to Enter into an Agreement with Empire Construction and Property Management Group, Inc. for the Pier 5 Shade Structure Project

Mr. Lomangino presented this item. 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 D** were adopted unanimously.

6. Public Comment

Ms. Webster stated that the Conservancy valued its partnership with BBP and is looking forward to a vibrant summer of Conservancy cultural and educational programming, like the recent Brooklyn Pride with an estimated attendance of 2,500. She also expressed appreciation for the proposed renovation of 334 Furman Street, which will allow the Conservancy to expand its environmental education offerings.

7. Adjournment

Vice Chair Hyman 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 10:40 a.m.

Respectfully submitted,

Amy Lojek
Secretary

SCHEDULE A

June 12, 2024

APPROVAL OF THE FISCAL YEAR 2025 OPERATING BUDGET AND PAAA BUDGET REPORT

RESOLVED, that the proposed Operating Budget for the Brooklyn Bridge Park Corporation (“BBP”) for the period from July 1, 2024 through June 30, 2025 in the total sum of \$15,254,640 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 2025 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 B

June 12, 2024

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 three-year renewal of the contract with the City for the services of the Parks Enforcement Patrol of the New York City Department of Parks & Recreation and a total renewal amount of \$7,154,446; 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 C

June 12, 2024

AUTHORIZATION TO ENTER INTO AN AMENDMENT WITH GARDINER & THEOBALD, INC. RELATING TO OWNER'S REPRESENTATIVE SERVICES AND AUTHORIZATION TO TAKE RELATED ACTIONS

BE IT RESOLVED, that Brooklyn Bridge Park Corporation ("BBP") is hereby authorized to amend the existing contract with Gardiner & Theobald, Inc. by \$685,000, bringing the total contract amount to \$12,429,855; 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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DRAFT

SCHEDULE D

June 12, 2024

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH EMPIRE CONSTRUCTION AND PROPERTY MANAGEMENT GROUP, INC. FOR THE PIER 5 SHADE STRUCTURE 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 Empire Construction and Property Management Group, Inc. for the Pier 5 Shade Structure Project and a total contract amount of \$373,148.60; 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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DRAFT

ATTACHMENT A

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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ATTACHMENT A

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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ATTACHMENT 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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