

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

**March 12, 2025
10:00 AM
334 Furman Street
Classroom
Brooklyn, NY 11201**

Anticipated Agenda

- I. Approval of the Minutes of the Meeting of the Directors held on December 11, 2024**
- II. President's Report (Non-Voting Item)**
- III. Authorization to Enter into an Agreement with Brooklyn Bridge Park Conservancy**
- IV. Authorization to Enter into an Amendment of Lease with BKNY MARINA LLC**
- V. Authorization to Enter into an Agreement with Phoenix Marine Co. DE LLC Relating to a Maritime Maintenance Project**
- VI. Executive Session (Non-Voting Item)**

Brooklyn Bridge Park Corporation
Meeting of the Board of Directors
334 Furman Street, Classroom
Brooklyn, NY 11201

December 11, 2024

MINUTES

The following members of the Board of Directors were present:

Shari Hyman – Vice Chair
Mariana Alexander
James Archer
Martin E. Connor¹
Jeffrey D. Friedlander²
Tori Kelly
Joshua Kraus
Martin Maher
Gregorio Mayers
Stephen Merkel
Andrea Phillips
Susannah Pasquantonio

Also present were the staff of BBP. Vice Chair Hyman called the meeting to order at approximately 10:09 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 16, 2024 Board of Directors meeting were approved unanimously.

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

Eric Landau, BBP's President, provided park updates, including: (i) the ice rink at Emily Warren Roebling Plaza; (ii) the anticipated substantial completion of the Pier 1 entrance Pavilion; and (iii) the removal of scaffolding from the Main Street area of the park; and (iv) the John Street Dog Run.

Director Archer asked about attendance and sponsor branding at the ice rink, and Director Pasquantonio asked if warm weather reduced attendance. Mr. Landau explained that attendance was good with minimal weather impact as operations began around Thanksgiving. He also explained that there is limited sponsor branding on the ice rink itself and a branded hot chocolate cart.

Vice Chair Hyman praised the removal, and the improved character of the park in that area.

¹ Director Connor joined during Item #4.

² Director Friedlander was present via Zoom but did not participate in the meeting, in accordance with the Policy on the Use of Videoconferencing.

3. Authorization to Enter into a License Agreement for a Food and Beverage Concession at the Pier 1 Entrance Pavilion

Jeffrey Sandgrund, BBP's Chief Operating Officer, presented this item. Director Kraus asked what concessionaire capital improvements were needed; Director Archer asked when the concession operations were expected to begin; Director Merkel asked about an official opening of the building, and Director Phillips asked about gluten-free menu options. Mr. Sandgrund confirmed that, as a "white box", there should be no capital needed, but that the concessionaire would need to fit out the space for its operations; and that the concessionaire intended to begin operations by Memorial Day 2025. Mr. Landau explained that, with the 15th anniversary of Pier 1 opening coming in March 2025, BBP hopes to have an opening then, and confirmed that BBP would discuss gluten-free options with the concessionaire.

Directors Pasquantonio and Kelly confirmed that the Budget & Operations Committee was comfortable with the proposed action. Upon motion duly made and seconded, the resolutions attached hereto as **Schedule A** were adopted unanimously.

4. Authorization to Enter into an Agreement for Architectural Services for the Renovation of 334 Furman Street

Lindsey Ross, BBP's Vice President for Capital Projects & Restoration presented this item. Director Merkel asked for the estimated completion date; Vice Chair Hyman praised the selected firm; Director Alexander asked for the funding sources; and Director Mayers praised the M/WBE participation goals.

Mr. Landau estimated one year, and Ms. Ross further explained that BBP anticipates requesting Board authorization of a general contractor contract in 2026, with an anticipated construction completion in 2027. Mr. Landau further explained that funding includes a \$3 million New York City Department of Cultural Affairs grant to the Brooklyn Bridge Park Conservancy, \$450,000 from Councilmember Restler, a BBP capital match of approximately \$550,000, and an additional \$9 million from BBP's capital reserve.

Director Merkel 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.

5. Public Comment

There was no public comment.

6. Adjournment

Vice Chair Hyman asked whether any Director believed an Executive Session was necessary. Hearing none, and there being no further business, Vice Chair Hyman requested a motion to adjourn the meeting. Upon motion duly made and seconded, the meeting was adjourned at approximately 10:29 a.m.

Respectfully submitted,

Amy Lojek
Secretary

EXHIBIT A

March 12, 2025

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH BROOKLYN BRIDGE PARK CONSERVANCY AND THE TAKING OF RELATED ACTIONS

BE IT RESOLVED that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into an agreement with Brooklyn Bridge Park Conservancy, in an amount not to exceed \$19.5 million and a term not to exceed ten years, for the procurement of fundraising services; 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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EXHIBIT A

March 12, 2025

AUTHORIZATION TO ENTER INTO AN AMENDMENT OF LEASE WITH BKNY MARINA LLC AND THE TAKING OF RELATED ACTIONS

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into an amendment of lease for the Pier 5 marina concession with BKNY MARINA LLC, modifying the Base Rent, Percentage Rent, and Security Deposit; 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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EXHIBIT A

March 12, 2025

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH PHOENIX MARINE CO. DE, LLC RELATING TO A MARITIME MAINTENANCE 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 Phoenix Marine Co. DE, LLC, in the amount of \$1,004,073, for Piers 2 and 3 Wharf repairs and Pier 2 Floating Dock repairs; 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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