

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

March 12, 2025

MINUTES

The following members of the Board of Directors were present:

Shari Hyman – Vice Chair
James Archer
Gregg Bishop
Martin E. Connor
Joshua Kraus
Martin Maher
Gregorio Mayers
Andrea Phillips
Susannah Pasquantonio

The following members of the Board of Directors were present via Zoom:

Peter Aschkenasy
Henry B. Gutman
Jeffrey D. Friedlander

Also present were the staff of BBP and the Brooklyn Bridge Park Conservancy's Executive Director, Nancy Webster, and Chair, Chris Coffey. Vice Chair Hyman called the meeting to order at approximately 10:13 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 11, 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 Roebling Rink operation at Emily Warren Roebling Plaza; (ii) the anticipated completion of the Pier 5 Tot Lot renovation and of the Pier 1 Pavilion; (iii) the anticipated opening of the Breads food and beverage concession at the Pier 1 Pavilion and the return of existing park concessions; (iv) the return of public programming, including familiar Conservancy programs, public art installations, and special events like Wimbledon. Director Connor asked why the Roebling Rink ended operations in February, and Mr. Landau explained that it was due to a combination of last year's inclement weather and forecasting for this year.

3. Authorization to Enter into an Agreement with Brooklyn Bridge Park Conservancy

Mr. Landau presented this item. Director Archer asked what would be required in order to add the number of BBP Directors, and Director Kraus asked how the Board's responsibilities would change as a result of the agreement. Mr. Landau explained the process for changing the number of BBP Directors, and that while the oversight and approvals currently required of the Board would not change, the scope and breadth of BBP activities the Board would oversee and approve would expand as a result of the agreement.

Ms. Webster spoke in support of the proposed agreement and thanked the Board and BBP staff for their support. Vice Chair Hyman acknowledged Ms. Webster's long-standing commitment to the park and thanked her for her work on behalf of the park and the Conservancy.

Director Phillips confirmed that the Audit & Finance Committee was comfortable with the proposed action. Director Gutman confirmed that the Governance Committee also was comfortable with the proposed action, and congratulated and complimented Ms. Webster for her work on behalf of the park over the years.

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

4. Authorization to Enter into an Amendment of Lease with BKNY Marina LLC

Ms. Lojek 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 B** were adopted unanimously.

5. Authorization to Enter into an Agreement with Phoenix Marine Co. DE LLC Relating to a Maritime Maintenance Project

Rob Lomangino, BBP's Senior Project Manager, Capital Projects & Restoration, 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 C** were adopted unanimously.

6. Public Comment

In addition to Ms. Webster's comments during the discussion of Item #3, Mr. Coffey spoke on behalf of the Conservancy in support of the agreement with the Conservancy, and thanked the Board and BBP staff for their support. He stated that the agreement was good for the Conservancy, BBP, and the park. He also reminded all attendees of the Conservancy's upcoming Women's Lunch event, at which Ms. Webster would be honored.

7. 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 11:10 a.m.

Respectfully submitted,

Amy Lojek
Secretary

DRAFT

SCHEDULE 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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SCHEDULE B

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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SCHEDULE C

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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