

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

**October 15, 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 June 4, 2025**
- II. Annual Meeting**
  - **Presentation of President's Report (Non-Voting Item)**
  - **Annual Report and Annual Audit Report (Non-Voting Item)**
  - **Approval of Fiscal Year 2025 Audited Financial Statements and Investment Report**
- III. Annual Approval of Policies Relating to the Public Authorities Accountability Act of 2005, as Amended by the Public Authorities Reform Act of 2009**
- IV. Authorization to Amend the By-Laws of Brooklyn Bridge Park Corporation**
- V. Election of Treasurer of the Corporation**
- VI. Authorization to Enter into a License Agreement with Brooklyn Pier Partners LLC for a Food and Beverage Concession at the Pier 6 Warming Hut**
- VII. Authorization to Enter into an Agreement with Empire Construction & Property Management Group, Inc. Relating to a Capital Restoration Project**
- VIII. Executive Session (Non-Voting Item)**

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

June 4, 2025

MINUTES

The following members of the Board of Directors were present:

Shari Hyman – Vice Chair  
Mariana Alexander<sup>1</sup>  
James Archer  
Gregg Bishop<sup>2</sup>  
Jeffrey D. Friedlander  
Henry B. Gutman  
Tori Kelly  
Joshua Kraus<sup>3</sup>  
Gregorio Mayers  
Martin Maher  
Stephen Merkel  
Jocelynn Rainey

Also present were the staff of BBP. 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 March 12, 2025 Board of Directors meeting were approved unanimously.

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

Eric Landau, BBP's President, provided park updates, including: (i) a recap of Park developments, such as Roebling Rink at Emily Warren Roebling Plaza, Public Art Fund installations, the updates to the Pier 5 Tot Lot, the temporary John Street Dog Run, the marina takeover, the planned Fini restaurant operations at 360 Furman, and the opening of the Pier 1 Pavilion; (ii) the planned integration with the Brooklyn Bridge Park Conservancy; (iii) the planned 4<sup>th</sup> of July fireworks, which will be visible from the Park this year; (iv) the return of public events, including the Movies With A View series, the Public Art Fund-Torkwase Dyson installation at Harbor View Lawn, and the Wimbledon-The Hill in New York event; (v) the return of all Park concessions; (vi) the agreement with the City for BBP to operate Squibb Park; and (vii) upcoming capital

---

<sup>1</sup> Director Alexander left the meeting during the Budget portion of Item #2.

<sup>2</sup> Director Bishop joined the meeting during the President's Report portion of Item #2.

<sup>3</sup> Director Kraus joined the meeting during the President's Report portion of Item #2.

projects, such as the removal of the Pier 4 transfer bridge, the replacement of the Pier 2 Floating Dock, the renovation of 334 Furman, and the section of the park under the Manhattan Bridge.

Director Rainey asked about the basic organizational structure post-integration; Mr. Landau explained the division of responsibilities between BBP and the Conservancy. Director Friedlander asked whether BBP would issue tickets for attendees to the 4<sup>th</sup> of July fireworks viewing; Mr. Landau explained that the City would be issuing them via a lottery. Director Archer asked whether the Parks Department would contribute capital dollars to the maintenance or development of Squibb Park; Mr. Landau explained that capital dollars from the Parks Department were not expected.

### **3. Approval of the Fiscal Year 2026 Operating Budget and PAAA Budget Report (Voting Item)**

Mr. Landau presented this item.

Director Meyers asked for more details on the difference between the capital and maritime reserves; Mr. Landau explained that the maritime reserve is intended for all water related projects and the capital reserve is for all other capital projects. Director Archer asked for an explanation of the revenue escalation and whether it is due to development site payments for base rent or PILOT; Mr. Landau explained that the development sites all include annual escalations of both base rent, and that PILOT is calculated and provided by the New York City Department of Finance. Vice Chair Hyman asked if the PILOT formula changes; Mr. Landau explained that it did not.

Director Gutman complimented the staff for the last year's successful operation, asked about safety related to the removal of scaffolding under the Manhattan Bridge, and asked whether BBP collected additional fallen items from the Manhattan Bridge. Mr. Landau explained that with the climbing wall concession and dog run closed, and with all park benches removed from the area, park patrons do not congregate in the area for long periods of time and that BBP was guided by the New York City Department of Transportation's position. Mr. Landau confirmed that BBP collected additional debris fallen from the Manhattan Bridge, when the scaffolding was removed, but not of the size previously seen.

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

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

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

Director Bishop confirmed that the Audit & Finance Committee was comfortable with the proposed action. Director Rainey confirmed that the Governance Committee also was comfortable with the proposed action. Upon motion duly made and seconded, the resolutions attached hereto as **Attachment B** were adopted unanimously.

**5. Authorization to Enter into an Amendment to an Existing Agreement with AKRF, Inc. Relating to Environmental Consulting Services**

Lindsey Ross, BBP's Vice President, Capital Projects & Restoration, presented this item. For the benefit of all Directors present, Mr. Landau added that both the Audit & Finance Committee and the Governance Committee held robust conversations about the practice of continuing to amend long-term contracts inherited from Brooklyn Bridge Park Development Corporation, and noted that BBP staff was studying the issue and would report back to the Directors at a later date.

Director Bishop confirmed that the Audit & Finance Committee was comfortable with the proposed action. Director Rainey confirmed that the Governance Committee also was comfortable with the proposed action. Upon motion duly made and seconded, the resolutions attached hereto as **Attachment C** were adopted unanimously.

**6. Authorization to Enter into an Amendment to an Existing Agreement with Jacobs Engineering Group Inc. Relating to Resident Engineering Services**

Ms. Ross presented this item.

Director Bishop confirmed that the Audit & Finance Committee was comfortable with the proposed action. Director Rainey confirmed that the Governance Committee also was comfortable with the proposed action. Upon motion duly made and seconded, the resolutions attached hereto as **Attachment D** were adopted unanimously.

**7. Adjournment**

Prior to adjourning the meeting, Vice Chair Hyman asked whether there was any damage to the park from the recent tall ship incident. Mr. Landau explained that the damage is limited to the marine rail and that the Department of Transportation has jurisdiction over any bulkhead damage.

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

**ATTACHMENT A**

June 4, 2025

**APPROVAL OF THE FISCAL YEAR 2026 OPERATING BUDGET AND PAAA BUDGET REPORT AND  
AUTHORIZATION TO TAKE RELATED ACTIONS**

---

RESOLVED, that the proposed Operating Budget for the Brooklyn Bridge Park Corporation (“BBP”) for the period from July 1, 2025 through June 30, 2026 in the total sum of \$21,293,912 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 2026 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.

\* \* \*

**ATTACHMENT B**

June 4, 2025

**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. relating to a capital restoration project in the amount of \$443,451.80; 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.

\* \* \*

**ATTACHMENT C**

June 4, 2025

**AUTHORIZATION TO ENTER INTO AN AMENDMENT TO AN EXISTING AGREEMENT WITH AKRF, INC.  
RELATING TO ENVIRONMENTAL CONSULTING SERVICES AND AUTHORIZATION TO TAKE RELATED  
ACTIONS**

---

BE IT RESOLVED, that Brooklyn Bridge Park Corporation ("BBP") is hereby authorized to enter into an amendment with AKRF, Inc. for environmental consulting services through the end of fiscal year 2026, in the amount of \$208,058; 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.

\* \* \*

**ATTACHMENT D**

June 4, 2025

**AUTHORIZATION TO ENTER INTO AN AMENDMENT TO AN EXISTING AGREEMENT WITH JACOBS ENGINEERING GROUP INC. RELATING TO RESIDENT ENGINEERING SERVICES AND AUTHORIZATION TO TAKE RELATED ACTIONS**

---

BE IT RESOLVED, that Brooklyn Bridge Park Corporation ("BBP") is hereby authorized to enter into an amendment with Jacobs Engineering Group Inc. for resident engineering services through the end of fiscal year 2026, in the amount of \$602,578; 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.

\* \* \*



October 15, 2025

**APPROVAL OF FISCAL YEAR 2025 ("FY 2025") AUDITED FINANCIAL STATEMENTS AND INVESTMENT REPORT AND AUTHORIZATION TO TAKE RELATED ACTIONS**

---

BE IT RESOLVED that the FY 2025 Audited Financial Statements of Brooklyn Bridge Park Corporation ("BBP") attached hereto as **Exhibit A** and as certified as accurate by the President and Chief Financial Officer of BBP as set forth in **Exhibit B** are hereby approved; and be it further

RESOLVED, that the FY 2025 Investment Report attached hereto as **Exhibit C** is hereby approved; and be it further

RESOLVED, that the President of BBP or their designee(s) be authorized to present the above-referenced audited financial statements, certification, and investment report to the Members of BBP; and be it further

RESOLVED, that the President of BBP or their designee(s) be authorized to report the audited financial statements and investment report and post them on its website in accordance with the provisions of PAAA; and be it further

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

\* \* \*

**ANNUAL APPROVAL OF POLICIES RELATING TO THE PUBLIC AUTHORITIES ACCOUNTABILITY ACT OF 2005, AS AMENDED BY THE PUBLIC AUTHORITIES REFORM ACT OF 2009 AND AUTHORIZATION TO TAKE RELATED ACTIONS**

---

BE IT RESOLVED that the policies set forth below are hereby approved:

- A. Mission Statement, adopted on October 3, 2019;
- B. Contracts by the Corporation - Procurement Policy, adopted on October 3, 2019;
- C. Investment Guidelines, adopted on July 21, 2010;
- D. Salary, Compensation, Travel, Reimbursements, Time and Attendance Policy, adopted on October 10, 2018;
- E. Code of Ethics for Members, Directors and Officers, adopted on October 11, 2023;
- F. Policy on the Acquisition and Disposition of Real Property, adopted on February 29, 2012;
- G. Policy on the Disposition of Personal Property, adopted on February 29, 2012;
- H. Policy on Protection for Whistleblowers, adopted on December 5, 2011;
- I. Policy on Indemnification and Defense of Members, Directors and Officers, adopted on December 5, 2011;
- J. Policy on Extension of Credit to Officers, Directors and Employees, adopted on December 5, 2011; and
- K. Policy on Discretionary Spending, adopted on September 30, 2020; and
- L. Policy on Board Self-Evaluation, adopted on October 12, 2022;

and be it further

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

\* \* \*

ATTACHMENT A

October 15, 2025

**AUTHORIZATION TO AMEND THE BY-LAWS OF BROOKLYN BRIDGE PARK CORPORATION**

---

BE IT RESOLVED that the By-Laws of Brooklyn Bridge Park Corporation, as amended on October 15, 2025 are hereby approved; and be it further

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

\* \* \*

October 15, 2025

**ELECTION OF TREASURER OF THE CORPORATION**

---

RESOLVED that the Board of Directors of Brooklyn Bridge Park Corporation (“BBP”) hereby elects Elizabeth Verostek as Treasurer of the Corporation until the election or appointment and qualification of her successor or until her prior death, resignation, or removal; 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 of BBP or their designee(s) may deem necessary or proper to effectuate this resolution.

\* \* \*

ATTACHMENT A

October 15, 2025

**AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT WITH BROOKLYN PIER PARTNERS LLC FOR A FOOD AND BEVERAGE CONCESSION AT THE PIER 6 WARMING HUT AND AUTHORIZATION TO TAKE RELATED ACTIONS**

---

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into a license agreement with Brooklyn Pier Partners LLC for a food & beverage concession at the Pier 6 Warming Hut; 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 such actions as the President of BBP or their designee(s) may deem necessary or proper to effectuate these foregoing and in connection with the implementation of these resolutions.

\* \* \*

ATTACHMENT A

October 15, 2025

**AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH EMPIRE CONSTRUCTION & PROPERTY MANAGEMENT GROUP, 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 Empire Construction & Property Management Group, Inc. in the amount of \$567,648 for Empire Fulton Ferry Deck Replacement; 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.

\* \* \*