

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

October 15, 2025

MINUTES

The following members of the Board of Directors were present:

Shari Hyman – Vice Chair
James Archer
Peter Aschkenasy¹
Gregg Bishop²
Martin E. Connor
Jeffrey D. Friedlander
Henry B. Gutman
Tori Kelly
Gregorio Mayers
Martin Maher
Jocelynn Rainey

Also present were the staff of BBP. Vice Chair Hyman 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 4, 2025 Board of Directors meeting were approved unanimously.

2. 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

Eric Landau, BBP's President, provided park updates on: (i) the return of concessions and of the Roebling Rink at Emily Warren Roebling Plaza, (ii) the announcement of the Ruth Bader Ginsburg Memorial planned for Pier 1; and (iii) the planned renovation of BBP's offices at 334 Furman Street and recreation center in the DUMBO section of the park.

Director Pasquantonio asked about the impact of weather on the skating season at Roebling Rink; Mr. Landau explained the impact on last season and the coordination with BBP. Director Bishop asked whether participants complete a post-visit survey, and whether the operator shares the results with BBP; Mr. Landau said that BBP would discuss it with the operator. Director Rainey asked about school group opportunities, specifically those that may not be able to afford to send students; Mr. Landau explained

¹ Director Aschkenasy joined the meeting remotely.

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

that the majority of the schools BBP works with are Title 1 schools and that BBP would discuss it with the operator. Director Archer asked whether the fundraising for the Memorial includes maintenance; Mr. Landau explained that BBP is part of the committee selecting the final design and would prefer a design with low long-term maintenance costs. Director Gutman asked if BBP is involved in fundraising; Mr. Landau said it is not, and Brooklyn Org will handle fundraising. Director Maher offered to host BBP for a tour of the newest NYC Parks recreation center for insights into the process and lessons learned.

Elizabeth Verostek, BBP's Chief Financial Officer, presented the Annual Report and Annual Audit Report, a non-voting item, and the Approval of Fiscal Year 2025 Audited Financial Statements and Investment Report. Director Bishop asked whether BBP should explore impact investing; Mr. Landau said BBP is open to discussing. Directors Bishop and Rainey confirmed that the Audit & Finance Committee was comfortable with the proposed action. Director Gutman welcomed Ms. Verostek and praised her and her team for a clean audit.

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

3. Annual Approval of Policies Relating to the Public Authorities Accountability Act of 2005, as Amended by the Public Authorities Reform Act of 2009

Ms. Lojek presented this item. Director Gutman confirmed that the Governance Committee was comfortable with the proposed action.

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

4. Authorization to Amend the By-Laws of Brooklyn Bridge Park Corporation

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

5. Election of Treasurer of the Corporation

Mr. Landau presented this item.

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

6. Authorization to Enter into a License Agreement with Brooklyn Pier Partners LLC for a Food and Beverage Concession at the Pier 6 Warming Hut

Jeffrey Sandgrund, BBP's Chief Operating Officer, presented this item.

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

7. Authorization to Enter into an Agreement with Empire Construction & Property Management Group, Inc. Relating to a Capital Restoration Project

John Zhang, BBP's Project Manager, Capital Projects & Restoration, presented this item. Vice-Chair Hyman confirmed that the Audit & Finance Committee also was comfortable with the proposed action.

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

8. Adjournment

Before the meeting adjourned, Director Bishop asked about damage from the collision of the Mexican naval vessel; Mr. Landau explained the damage and the repairs completed and ongoing. Director Archer asked about the Roebling Rink and safeguards against raising prices unreasonably; Director Rainey suggested foundation financial support, Director Bishop suggested sponsorships, Director Gutman provided historical context with respect to paid recreation opportunities in the park, and Director Connor cautioned against attempting to bind successor Boards of Directors. Mr. Landau explained the budget process as an existing safeguard, and promised to explore the issue.

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 11:00 a.m.

Respectfully submitted,

Amy Lojek
Secretary

ATTACHMENT A

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.

* * *

ATTACHMENT B

October 15, 2025

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 C

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.

* * *

ATTACHMENT D

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 E

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 F

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.

* * *