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

March 4, 2026

MINUTES

The following members of the Board of Directors were present:

Julia Kerson – Chair
Mariana Alexander
Gregg Bishop[1]
Martin E. Connor
Jeffrey D. Friedlander
Henry B. Gutman
Tori Kelly
Josh Kraus
Martin Maher
Stephen Merkel
Gregorio Mayers[2]
Susannah Pasquantonio
Andrea Phillips
Jocelynne Rainey[3]

Also present were the staff of BBP. Chair Kerson 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 October 15, 2025 Board of Directors meeting were approved unanimously.

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

Eric Landau, BBP's President, provided park updates on: (i) the impact of the recent snowstorms on the park and staff snow removal efforts; (ii) the completion of the boardwalk replacement near Jane's Carousel; (iii) an end-of-season wrap-up for Roebling Rink at Emily Warren Roebling Plaza; (iv) the return of concessions in the park, including the recent award to Fornino at the Pier 6 Warming Hut; (v) the upcoming seasonal programming, including Kite and Harvest Fests, Movies With A View, Photoville, athletic league play, and exercise classes; (vi) the summer's United States 250th Celebration, FIFA World

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[1] Director Bishop joined the meeting during the President's Report portion of Item #2.
[2] Director Mayers joined the meeting remotely.
[3] Director Rainey joined the meeting during the President's Report portion of Item #2.

Cup 2026, and 4th of July celebrations; (vii) the hiring of Rachel Karpf as BBP's first Chief Program Officer; and (viii) the planned renovation of BBP's offices at 334 Furman Street.

Director Gutman asked about the status of the planned recreation center in the DUMBO section of the park. Mr. Landau explained that BBP received approval from the National Park Service as part of the Land & Water Conservation Act regulations applicable to the area under the Manhattan Bridge and was in discussions with City Hall about next steps. Director Maher extended an invitation to the Board to tour the newly constructed NYC Parks Shirley Chisholm Recreation Center for ideas.

3. **Authorization to Enter into a Lease with 55 Washington LLC for Temporary Office Space**

Joel Bermejo, BBP's Deputy General Counsel, 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 **Attachment A** were adopted unanimously.

4. **Authorization to Enter into an Agreement with Gardiner & Theobald Inc., Relating to Owner's Representative Services**

Lindsey Ross, BBP's Vice President for 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 **Attachment B** were adopted unanimously.

5. **Authorization to Enter into Agreements with Phoenix Marine Co. DE, LLC and Trevcon Construction Company, LLC, Relating to Marine Contracting Services**

John Zhang, BBP's Project Manager, Capital Projects & Restoration, presented this item. Director Phillips confirmed that the Audit & Finance Committee was comfortable with the proposed action.[4]

The directors discussed M/WBE contracting, both in relation to this project and with respect to broader organizational practices and goals. Director Kraus suggested further discussion with NYCEDC to share information and best practices. Chair Kerson asked whether the proposals came in for all of the projects, or just individual projects.

Mr. Landau provided further context for the M/WBE discussion to the Board, and agreed to convey the Board's opinion to its contractors; agreed to investigate scheduling projects further into the future; explained that BBP received four proposals and selected two of the proposers; explained that proposals included pricing for all of the projects, while BBP weighed awarding individual projects to multiple proposers and all projects to one proposer; and welcomed the discussion with NYCEDC.

Upon motion duly made and seconded, the resolutions attached hereto as **Attachment C**, amended as proposed by Director Merkel, were adopted unanimously.

[4] Director Merkel noted that the proposed resolution included a typographical error, and proposed it be edited for consistency.

6. Adjournment

Chair Kerson asked whether any Director believed an Executive Session was necessary. Hearing none, and there being no further business, Chair Kerson requested a motion to adjourn the meeting. Upon motion duly made and seconded, the meeting was adjourned at approximately 10:50 a.m.

Respectfully submitted,

/s/ Amy Lojek
Amy Lojek
Secretary

ATTACHMENT A

March 4, 2026

AUTHORIZATION TO ENTER INTO A LEASE FOR TEMPORARY OFFICE SPACE

BE IT RESOLVED that the terms of the proposed 25-month office space lease between BBP and 55 Washington LLC, for an office suite at 55 Washington Street in DUMBO, for an annual base rent of One Hundred Eighty-Four Thousand Five Hundred Ninety Dollars ($184,590), 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.

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ATTACHMENT B

March 4, 2026

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH GARDINER & THEOBALD INC., RELATING TO OWNER'S REPRESENTATIVE SERVICES

BE IT RESOLVED that Brooklyn Bridge Park Corporation ("BBP") is hereby authorized to enter into an agreement with Gardiner & Theobald Inc., for owner's representative services in the amount of $1,178,180.75; 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.

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ATTACHMENT C

March 4, 2026

AUTHORIZATION TO ENTER INTO AGREEMENTS WITH PHOENIX MARINE CO. DE, LLC AND TREVCON CONSTRUCTION COMPANY, LLC, RELATING TO MARINE CONTRACTING SERVICES 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 $3,722,586, for Empire Fulton Ferry Wharf Rehabilitation & Fulton Ferry Landing Rehabilitation; and with Trevcon Construction Company, LLC, in the amount of $797,907, for Pier 4 Transfer Bridge Demolition; 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 the foregoing and in connection with the implementation of the work pursuant to the agreements.

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