



**MEETING OF THE  
BOARD OF DIRECTORS  
January 31, 2019 at 4:00 p.m.  
Spector Hall, 22 Reade Street  
New York, New York 10007**

**MINUTES**

**Directors Present:**

Diana L. Taylor, Chair  
Alicia Glen  
Purnima Kapur  
Jeffrey Kaplan  
Alyssa Cobb-Konan for NYC Parks Department  
Douglas Durst  
Leslie Wright for NYS Office of Parks, Recreation & Historic Preservation  
Patrick Foster for NYS Department of Environmental Conservation  
Jon Halpern  
Pamela Frederick – Present from end of Item B to end of Board meeting

**Appearances:**

**For the Hudson River Park Trust:**

Madelyn Wils, CEO and President  
Daniel Kurtz, CFO and Executive Vice President, Finance & Real Estate  
Noreen Doyle, Executive Vice President  
Christine Fazio, General Counsel  
Nicole Cuttino, Deputy General Counsel

Also present:

Connie Fishman, Hudson River Park Friends  
Dan Miller, Hudson River Park Advisory Council  
Caitlin Lewis, Deputy Chief of Staff, Office of the Deputy Mayor for Housing and Economic Development

**The Press**

**The Public**

With a quorum being present Chair Diana L. Taylor called the meeting to order at 4:08p.m. Chair Taylor noted that all the members of the Board of Directors (the “Directors” or the “Board”) of the Hudson River Park Trust (the “Trust”) had received the Board meeting materials in advance and may ask questions or give comments in reference to the items on the agenda. Chair Taylor instructed the audience that questions or comments from the audience would not be entertained.

Chair Taylor directed attention to the first item on the agenda, which was the approval of the minutes of the December 6, 2018 meeting of the Board of Directors.

There being no questions, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Approval of Minutes of and Ratification of the Actions Taken at the December 6, 2018 Meeting of the Hudson River Park Trust Board of Directors**

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**RESOLVED**, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on December 6, 2018 are hereby approved by the Board of Directors, and all actions taken by the Directors present at such meeting, as set forth in the Minutes, are hereby in all respects, approved and ratified as actions of the Hudson River Park Trust, and a copy of such approved Minutes are hereby ordered filed with the records of Hudson River Park Trust.

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Chair Taylor introduced the following item to be discussed, which was the Authorization to Contract with Steven Dubner Landscaping, Inc. and E-J Electric Installation Co. for Pier 26 Upland Park Construction Work. President Wils reminded the Board that all Board action items on the agenda followed the Trust’s Procurement Guidelines as recently amended by the Board at its last meeting in December. All of the requests for proposals and bids to be discussed were published through the New York State Contract Reporter and posted on the Trust’s website.

President Wils explained that the Trust staff also conducted additional outreach to ensure companies with the requisite experience, including MWBE and SDVOB firms, were aware of the Trust’s solicitations. According to procedure, after bids are submitted to the Trust, a selection committee comprised of Trust staff reviews the lowest bid to determine if it is responsive per the criteria set forth in the bid document. This generally includes (i) the contractor’s relevant experience on similar projects; and (ii) submission of (a) required bonding, (b) a preliminary

construction schedule, (c) administrative and project personnel listing, and (d) source and material supply listings. For RFPs, the selection committee reviews and ranks all proposals based on the criteria provided in the RFP, which generally includes each company's experience, team composition, staffing, diversity practices and M/WBE utilization, capacity to perform and price proposal. Once a selection is made, Trust staff then performs a responsibility determination including requirements for financial capacity, legal authority, integrity and past performance. Ms. Wils explained that the Trust's entering into contracts with a number of the selected contractors on today's agenda is contingent on the completion of the review of financial capacity. President Wils then stated she would not repeat the Trust's process while going through each agenda item.

President Wils then updated the Board that the Trust planned to begin construction of the deck portion of the Pier 26 park improvements early this year. As designed by Olin Partnership, Ltd., in consultation with the Trust's Design Committee and reflective of community input, Pier 26 will include a number of features intended to support environmental education as well as public recreation. The Board had previously approved a marine construction contract for the "ecological get down" with wetland plantings and an elevated walkway at the western end of the pier, and that work is proceeding on schedule.

President Wils stated the Trust was now seeking Board approval to enter into the balance of construction contracts needed to complete Pier 26. President Wils explained that the Trust issued four requests for proposals on October 22, 2018 for 1) General Construction, 2) Site work, 3) Electrical, and 4) Landscaping. On December 14, 2018, five companies submitted proposals for General Construction, with proposed pricing ranging from approximately \$3.24 million to \$10.48 million. Four companies submitted proposals for Site work, with proposed pricing ranging from \$8.11 million to \$9.99 million. Four companies submitted proposals for the Electrical work, with proposed pricing ranging from \$1.58 million to \$3.73 million, and five companies submitted proposals for Landscaping, with proposed pricing ranging from \$1.92 million to \$3.06 million.

The Selection Committee short-listed six of the firms that scored highest during the evaluation, which were then interviewed and were invited to submit Best and Final Offers. The Selection Committee determined that Steven Dubner was the most qualified firm with the best price to complete three of the four scopes of services, consisting of General Construction, Site work, and Landscaping. Steven Dubner's best and final offer included a reduction in its initial pricing by 21% collectively for the three scopes of work, and offered the Trust the lowest cost for

the combined General Construction, Site work, and Landscaping contracts at approximately \$17.8 million. Active projects by Steven Dubner include Piers 55 and 57 in the Park, Hudson Yards Overbuild and Retail Podium, Brooklyn Navy Yard Dock, and Citigroup's new headquarters.

E-J Electric was determined to be the most qualified firm with the best price to complete the Electrical work at approximately \$1.75 million. E-J Electric's experience includes several NYCDOT Street Lighting projects.

Because both Steven Dubner and E-J Electric will self-perform most of their work as prime contractors, there is limited MWBE and SDVOB subcontracting opportunities. Thus, entering into the contracts with both companies will be subject to the Trust receiving MWBE waivers. Funding for this work is available from Lower Manhattan Development Corporation, New York City and Citigroup.

Ms. Wils then requested authorization by the Board of Directors to enter into contracts for a two-year term with Steven Dubner Landscaping, Inc. for general construction, site work, and landscaping in the total amount of \$17,828,578, as well as with E-J Electric Installation Co. for electrical work in the amount of \$1,748,009, and with a 10% contingency for each, for a Total Board Authorization Amount of up to \$21,534,246 for the Pier 26 Upland Construction Work.

Chairwoman Taylor thanked President Wils and asked the Board if they had any questions or comments. Director Halpern raised questions on the location of construction and questions on how it would reflect the budget. President Wils confirmed construction would be on the actual Pier itself and explained the Trust would receive an additional \$5.2 million towards the budget from Lower Manhattan Development Corporation thanks to the assistance of the Deputy Mayor, thus increasing the budget. Director Glen commented about staying within the new budget. (Director Pamela Frederick entered the meeting). President Wils stated the budget is \$35.2 million in total. Director Kaplan asked what amount Citigroup would contribute. Ms. Wils answered \$10 million donation that was made years ago.

There being no other questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Enter into Contracts with Steven Dubner Landscaping Co. in a Total Amount of \$17,828,578 and**

**E-J Electric Installation Co. in an Amount of \$1,748,009 for a Total Board Authorization Amount, with a 10% contingency for each, of \$21,534,246 for the Pier 26 Upland Construction Work**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of January 31, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board of Directors hereby authorizes Hudson River Park Trust to enter into contracts with Steven Dubner Landscaping, Inc. for a two-year term for general construction, sitework, and landscaping in the total amount of \$17,828,578 and with E-J Electric Installation Co. for a two-year term for electrical construction in the amount of \$1,748,009, for a Total Board Authorization Amount, with a 10% contingency for each, of up to \$21,534,246 for the Pier 26 Upland Construction Work; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Taylor announced the next item of business: Authorization to Contract with O&S Associates, Inc. for Design and Consultant Services for Façade Restoration Project at Pier 40.

President Wils said the Trust recently hired an engineering firm to complete a façade condition assessment of Pier 40 and to provide repair recommendations. The Façade Assessment Report identified the deterioration of brick masonry and other façade components in certain areas, cracked and spalled granite and concrete in various locations, and specified recommendations for repairs. The Trust now seeks to enter into a contract with O&S Associates, Inc. to provide design, engineering and consultant services in connection with the recommended repairs and assessment of Pier 40 garage.

President Wils stated that the Trust had released an RFP on December 4, 2018 and 12 firms submitted proposals on January 8, 2019. Following review, the selection committee selected two candidates for interviews: A.E.G and O&S Associates. The selection committee thereafter determined that O&S Associates was the most qualified firm, offered a fee and cost proposal of \$85,000 for the services that was fair and reasonable, and thus represents the “best value” to the Trust.

Ms. Wils proceeded to give background information about O&S Associates. Founded in 1996, O&S Associates is a full-service architectural, engineering and consulting firm, provides façade evaluation and design services around the country and has worked with over 750 clients nationwide, including local, state, and federal government agencies. O&S Associates is a certified

MBE firm and has committed to meet the Trust's 30% M/WBE and 6% SDVOB participation goals for this contract. Funding for this contract is available through the Trust's capital maintenance budget.

Ms. Wils then requested authorization by the Board of Directors to enter into a contract with O&S Associates for Design and Consultant Services for Façade Restoration Project at Pier 40. The term shall be up to twenty-four months in the amount of \$85,000, plus an additional \$15,000 for anticipated test probes and environmental testing, plus a 15% contingency, for a Total Board Authorization Amount of up to \$115,000.

Chair Taylor stated for the record that there were many pictures displayed showing very graphic illustrations of the deterioration of Pier 40. Director Kapur asked if there was any sense of how much it would cost to address the exterior deterioration. President Wils replied stating yes and that the estimate is between \$1 and \$2 million dollars. Ms. Wils said more information was needed before the project goes out for bid.

There being no other questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with O&S Associates, Inc. for Design and Consultant Services for Façade Restoration Project at Pier 40 in the Amount of \$85,000, plus an Additional \$15,000 for Anticipated Test Probes and Environmental Testing, plus a 15% Contingency, for a Total Board Authorization Amount of up to \$115,000**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of January 31, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to enter into a contract with O&S Associates, Inc. for Design and Consultant Services for Façade Restoration Project at Pier 40 for a term of up to twenty-four (24) months in the amount of \$85,000, plus an additional \$15,000 for anticipated test probes and environmental testing, plus a 15% contingency, for a total Board Authorization Amount of \$115,000; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Taylor announced the next item of business for discussion, which was Authorization to Contract with Conway Marine Construction, Inc. for Pier 40 Pier Structural Restoration Phases 3 and 4.

President Wils explained that in January 2018, the Trust approved two contracts for Phases 1 and 2 pile repairs at Pier 40 to address serious pile degradation issues identified in CH2M's report issued in March 2015. The first two phases of pile repair work commenced in late spring 2018 and that work was anticipated to be completed in mid-February. To enable pile repair work to continue in 2019, the Trust must authorize the next two phases of repairs.

The Trust issued two separate Invitations for Bids for Phases 3 and 4 Pier 40 Structural Restoration on December 3, 2018. Public bid openings were conducted on January 15, 2019 for Phase 3 and January 16 for Phase 4. Eight bids were submitted for Phase 3 and seven bids for Phase 4.

A post bid meeting was held with the lowest bidder for both Phases 3 and 4, Conway Marine Construction, Inc., on January 22, 2019. The selection committee determined that Conway was the lowest responsive and responsible bidder for each bid, pending final approval of financial capacity documentation. The Trust received a waiver from the MWBE 30% goals for each contract prior to its release of the bid documents.

Ms. Wils then requested Board authorization to contract with Conway Marine Construction Inc. for the following: Pier 40 Structural Restoration Phase 3 Construction Work in a Base Contract Amount of \$7,609,389.64 plus a 10% contingency, for a Total Board Authorization Amount of up to \$8,370,328.60; and Pier 40 Structural Restoration Phase 4 Construction Work in a Base Amount of \$6,484,538.00 plus a 10% contingency, for a Total Board Authorization Amount of up to \$7,132,991.80.

Chair Taylor thanked President Wils and asked the Board if they had any questions or comments. Director Kaplan asked who was doing Phase 1 and 2. President Wils responded with Trevcon and Weeks Marine and further explained that Conway had withdrawn from that prior procurement.

There being no other questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with Conway Marine Construction, Inc. for (1) Pier 40 Structural Restoration Phase 3 Construction Work in a Base Contract Amount of \$7,609,389.64 plus a 10% contingency, for a Total Board Authorization Amount of up to \$8,370,328.60 for Phase 3; and (2) Pier 40 Structural Restoration Phase 4 Construction Work in a Base Amount of \$6,484,538.00 plus a 10% contingency, for a Total Board Authorization Amount of up to \$7,132,991.80 for Phase 4.**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on January 31, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with Conway Marine Construction, Inc. for (1) Pier 40 Structural Restoration Phase 3 Construction Work in a Base Contract Amount of \$7,609,389.64 plus a 10% contingency, for a Total Board Authorization Amount of up to \$8,370,328.60 for Phase 3; and (2) Pier 40 Structural Restoration Phase 4 Construction Work in a Base Amount of \$6,484,538.00 plus a 10% contingency, for a Total Board Authorization Amount of up to \$7,132,991.80 for Phase 4, and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Taylor directed the Board to the fifth item on the Agenda: Authorization to Contract with Hunter Roberts Construction Group, LLC for Parkwide Marine Construction Management Services. President Wils debriefed the Board on certain concrete piles in Segments 3, 4, 6 and 7 of the Park in need of repair and restoration. To support these Pier Repairs, and a limited number of other future marine projects as may be assigned, including new construction of a waterfront platform between Piers 98 and 99, the Trust requires the services of an experienced construction manager. The construction manager would serve as the Trust's chief representative in the field during the pier repairs and platform work.

The Trust issued an RFP on October 9, 2018 and four firms submitted proposals on November 13, 2018, including Gilbane Building Company, Greenway USA, Hudson Meridian Construction Group, and Hunter Roberts Construction Group. Following the evaluation of the technical proposals and review of price proposals, the selection committee determined that Hunter Roberts was the most qualified firm to perform the services. Hunter Roberts has extensive experience managing marine projects in New York Harbor, including Pier 57, and had served as construction manager for the Trust for the Pier 40 ramp restoration and the Trust was satisfied with the services.

Hunter Roberts has committed to meet the Trust's 30% combined M/WBE and 6% SDVOB participation goals for this contract. Funding for this contract is available from a combination of New York State sources and the Trust's capital maintenance budget.

President Wils therefore requested Board authorization to enter into a contract with Hunter Roberts Construction Group, LLC for Parkwide Marine Construction Management Services for a



three-year term in the amount of up to \$739,585, plus a 10% contingency for a Total Board Authorization Amount of up to \$813,543.50.

Chair Taylor asked the Board if anyone had any question or comments. There being no questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with Hunter Roberts Construction Group, LLC for Parkwide Marine Construction Management Services in the Amount of up to \$739,585, plus a 10% contingency of \$73,958.50, for a Total Board Authorization Amount of up to \$813,543.50**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of January 31, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board of Directors hereby authorizes Hudson River Park Trust to enter into a contract with Hunter Roberts Construction Group, LLC for Parkwide Marine Construction Management Services for a three-year term in the amount of up to \$739,585, plus a 10% contingency of \$73,958.50, for a Total Board Authorization Amount of up to \$813,543.50; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Taylor directed the Board to the next item of business: Authorization to Contract with Reicon Group, LLC for Segments 3, 4, 6 and 7 Pier Repairs.

President Wils explained, as noted in the prior Agenda item, that the Trust requires the services of an experienced marine construction contractor to complete necessary pile repairs in Segments 3, 4, 6 and 7 of the Park. The scope of work includes concrete repairs and patching at certain piles discovered during the 2017-18 cycle of pier inspections.

An Invitation for Bids was released on October 31, 2018, and four companies submitted bids on December 11, 2018. The Trust's Selection committee evaluated the lowest apparent bidder, Reicon Group, LLC and determined that Reicon Group was the lowest responsive and responsible bidder for the proposed work.

Ms. Wils stated New York State granted a waiver of the MWBE 30% goal and the Trust waived the SDVOB 6% goal prior to commencement of the procurement process. Funding for this contract is available from New York State and the Trust's capital maintenance budget.

The Trust therefore requests authorization by the Board of Directors to enter into a contract with Reicon Group, LLC for Segments 3, 4, 6, and 7 Pier Repairs for a two-year term in the amount of \$3,127,000 plus a 10% contingency for a Total Board Authorization Amount of up to \$3,439,700.

Chairwoman Taylor thanked President Wils and asked the Board if there were any questions or comments. There being no questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with Reicon Group, LLC for Segments 3, 4, 6, and 7 Pier Repairs in the amount of \$3,127,000 plus a 10% contingency of \$312,700 for a Total Board Authorization Amount of up to \$3,439,700.**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of January 31, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board of Directors hereby authorizes Hudson River Park Trust to enter into a contract with Reicon Group, LLC for Segments 3, 4, 6, and 7 Pier Repairs for a two-year term in the amount of \$3,127,000 plus a 10% contingency of \$312,700 for a Total Board Authorization Amount of up to \$3,439,700; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Taylor announced the next item of business, which was Authorization to Contract with James Corner Field Operations, LLC for Design and Related Consultant Services for Gansevoort Peninsula.

President Wils began by explaining that the 5.5-acre Gansevoort Peninsula was formerly the site of New York City Department of Sanitation operations and was recently demolished by the Department of Design and Construction. The site is one of the last and largest areas of the Park to be developed as public park space. Design and ultimately construction of Gansevoort will entail multiple components, including a soft edged “beach” along the southern shoreline, passive and active recreation space, bicycle and pedestrian access, a park building for public restrooms, park maintenance and seasonal storage needs, and possibly a small food concession.

The procurement for Gansevoort Design Services was conducted in two phases. The Trust first issued a Request for Qualifications to develop a pool of qualified consultants and on October

19, 2018, the Trust received twenty-one responses to the RFQ. An evaluation committee comprised of Trust staff evaluated the responses based on the criteria set forth in the RFQ. The five short-listed respondents in no particular order were:

1. Harvgreaves Jones Landscape Architecture
2. James Corner Field Operations
3. Ken Smith Workshop / Rogers Partners Architects and Urban Designers
4. Michael Van Valkenburgh Associates
5. Starr Whitehouse Landscape Architects and Planners

On November 13, 2018, the Trust issued an RFP for Design Services to the firms on the Short-list. On December 14, 2018, the Trust received proposals from all five short-listed firms. An evaluation committee comprised of Trust staff, the Trust's Design Committee and representatives from Hudson River Park Friends interviewed each team and independently evaluated and scored each RFP respondent based on the technical criteria set forth in the RFP. Three additional criteria were separately scored by Trust staff. Upon review of all submitted materials, staff requested a Best and Final Offer from each Shortlist firm with responses due by January 23, 2019.

James Corner Field Operations was thereafter identified as the top ranked consultant based on the scoring criteria. James Corner has committed to a 30% M/WBE goal and 6% SDVOB goal. Funds will be provided by restricted funds and/or money allocated by the City or State.

Ms. Wils then requested Board authorization to contract with James Corner Field Operations for the Gansevoort Peninsula Design and Related Consultant Services for a four-year term in a Base Contract Amount of \$5,300,000 plus a 10% contingency, for a Total Board Authorization Amount of up to \$5,830,000.

Director Halpern inquired about the budget for the project. President Wils responded saying it would be in the \$60 million range, but it was hard to say, because many things were still unknown. Director Kaplan asked what the \$5.3 million estimate was based on and if the pay would be based on an hourly wage. President Wils responded no, explaining it would be a lump sum fee. Director Halpern questioned if it included construction administrative services. President Wils replied yes. Director Frederick asked if it would actually take four years to complete. President Wils explained why the estimate was four years giving some cushion for the year and a half for design followed by two years required for building on the over five acre land plot.

Chair Taylor asked if the Board had any more questions or comments. There being no other questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with James Corner Field Operations for the Gansevoort Peninsula Design and Related Consultant Services in a Base Contract Amount of \$5,300,000 plus a 10% contingency, for a Total Board Authorization Amount of up to \$5,830,000**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on January 31, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with James Corner Field Operations for the Gansevoort Peninsula Design and Related Consultant Services for a four-year term in a Base Contract Amount of \$5,300,000 plus a 10% contingency, for a Total Board Authorization Amount of up to \$5,830,000, and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Taylor directed the Board to the next item of business, which was Authorization to Contract with M. Cohen and Sons, Inc. for Pier 55 Guardrails and Railings Installation

President Wils reminded the Directors that the Trust had entered into a Lease Agreement with PIER55, Inc. dated June 29, 2016, which included an obligation by the Trust to spend \$17 million for construction of project elements on the Pier 55 Premises. At the June 28, 2018 meeting, the Board of Directors authorized the Trust to spend an additional \$3.7 million for off-premises utility and esplanade work, with any remainder funds to be spent on Pier 55 Premises.

Construction at Pier 55 has been ongoing since the summer of 2018 and is proceeding on schedule. With the remainder of the funds available from the \$20.7 million of Trust's Costs Obligations, the Trust has agreed to enter into a contract for the fabrication and installation of new guardrails and railings on the Pier 55 Premises.

The Trust issued an invitation to bid for the Pier 55 Guardrails and Railings Installation on October 16, 2018, and received two responses from M. Cohen and Sons and Mariani Metal Fabricators USA on the November 20<sup>th</sup> due date. M. Cohen and Sons was the lowest responsive bidder. Trust staff along with the Construction Manager for Pier55, Hunter Roberts, also met with M. Cohen to review its submission.

The Trust has already received a waiver for the 30% MWBE goal from the Governor's Office. Funding for this contract is partially available from the Trust's Capital Budget with funds provided by both New York City and New York State. Prior to entering into this contract, the Trust will enter into an agreement with Pier55, Inc. to cover the portion of the costs for this contract that exceed the \$20.7 million of Trust's Costs Obligations.

President Wils then requested Board authorization to contract with M. Cohen and Sons, Inc. for the Pier 55 Railings and Guardrails Installation for a two-year term in a base contract amount of \$5,645,031 plus a 10% contingency, for a Total Board Authorization Amount of up to \$6,209,535.

Chair Taylor asked if there were any questions. Director Kapur asked if the guardrails had been installed. President Wils answered no, explaining M. Cohen will hold the costs until they start putting the railings in place.

There being no other questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with M. Cohen and Sons, Inc. for the Pier 55 Railings and Guardrails Installation in a Base Contract Amount of \$5,645,031 plus a 10% contingency, for a Total Board Authorization Amount of up to \$6,209,535**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on January 31, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with M. Cohen and Sons, Inc. for the Pier 55 Railings and Guardrails Installation for a two-year term in a base contract amount of \$5,645,031 plus a 10% contingency, for a Total Board Authorization Amount of up to \$6,209,535; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Taylor directed the Board to the next item of business: Authorization to Contract for Parkwide Asphalt Pavement Repairs and On-Call Paving Services.

President Wils began by explaining Parkwide asphalt pavement repair services were required for various sections of the Park. On January 25, 2019, the Trust received six proposals in response to its RFP for park wide asphalt pavement repairs and on-call paving services.

The two firms ranked highest by the Trust's selection committee, HHJR and NY Asphalt, Inc., were then both interviewed on January 29, 2019. Following the interviews, the selection committee determined that HHJR was the most qualified firm to perform the services.

HHJR is a certified MBE firm. However, given the limited subcontracting opportunities for these services, the Trust will issue a waiver of the 6% SDVOB goal. Funding for this contract is available through the Trusts operating budget.

Ms. Wils then requested Board authorization to enter into a contract with HHJR Construction Ltd. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services for a three-year term in an amount of up to \$547,264. Director Wright requested President Wils keep her informed on the performance of the contracts.

Chair Taylor duly noted Director Wright's comments and asked the Board if there were any other questions or comments. There being no other questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization to Contract with HHJR Construction Ltd. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services for a Three-Year Term in an Amount of up to \$547,264**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on January 31, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with HHJR Construction, Ltd. for Parkwide Asphalt Pavement Repairs and On-Call Paving Services for a three-year term in an amount of up to \$547,264; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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Following, Chair Taylor introduced the next Agenda item: Authorization to Contract with County Fire Inc. for Parkwide Monitoring, Inspection, and Repair and Maintenance of Fire Alarm Systems.

President Wils stated the Trust issued an RFP for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems on November 27, 2018. Two firms submitted proposals on December 21 – Aldona Fire Protection, Inc. and County Fire.

The selection committee reviewed the submissions and interviewed each firm. The selection committee thereafter determined that County Fire was the most qualified firm to perform

the services and offered a fee and cost proposal that is fair, reasonable, and aligns with standard industry rates. County Fire committed to meet the Trust's 30% combined M/WBE participation goals for this contract. However, given the limited subcontracting opportunities for these services, the Trust issued a waiver of the 6% SDVOB goal prior to issuing the RFP.

The inspection and monitoring cost is \$35,000 per year for the three-year contract term. Trust staff is requesting an additional one-time fee of \$10,500 to pay for the cost to design and install the system to activate the fire notification devices at Pier 40, and an additional twenty percent contingency on the total contract amount to cover unanticipated repairs over the three-year contract term. Funding for this contract is available through the Trust's operating budget.

Ms. Wils then requested Board authorization to enter into a contract with County Fire Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems for a three-year term in the amount of \$115,500, plus a 20% Contingency, for a Total Board Authorization Amount of up to \$138,600.

There being no questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with County Fire Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems in the Amount of \$115,500, plus a 20% Contingency, for a Total Board Authorization Amount of up to \$138,600**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of January 31, 2019, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to enter into a contract with County Fire Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems for a three year term in the amount of \$115,500, plus a 20% Contingency, for a Total Board Authorization Amount of up to \$138,600; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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Next, Chair Taylor introduced the Authorization to Amend Contract with Pentagram Design, Inc. for Parkwide Signage Design Services.

President Wils recapped that in 2012, the Trust issued a Request for Proposals for the services of a design studio or branding agency to create a new brand for the Trust and Hudson River Park Friends and subsequently retained Pentagram Design, Inc. through the Trust's competitive procurement process. In 2014, the Board authorized the Trust to continue working with Pentagram through a single source contract in the amount of up to \$165,000 for new Parkwide signage design services. On January 26, 2016, the Board approved an additional \$35,000 for Pentagram to coordinate with the selected fabricators of the signage system to ensure consistency with design intent and provide quality control.

The initial round of Parkwide signage was completed in August 2018, and the Trust has identified additional signage needs that were not implemented during the first phase, due to budget constraints. The Trust now seeks to amend the contract with Pentagram to complete design for these deferred signs, and to develop designs for a few signage types not initially identified and primarily related to safety and identification.

President Wils explained, pursuant to the Trust's Procurement Guidelines, the original single source procurement of Pentagram for signage design was documented in detail and approved by the Board in March 2014 and included an evaluation of three factors: (i) the circumstances leading to the selection of the contractor, including the alternatives considered; (ii) the rationale for selecting the contractor; and (iii) whether the proposed cost is reasonable.

Trust Staff believes that Pentagram continues to meet these criteria for the current single source amendment. Through the process of creating the brand and the Park-wide signage system, Pentagram has developed a deep understanding of the Park, its design and operational standards and requirements, community and NYC's Public Design Commission's sensitivities, and the components of the signage program. This knowledge will allow Pentagram to move quickly and efficiently to complete the next signage phase. Pentagram will continue to provide its services at significantly discounted "non-profit" rates.

Ms. Wils then requested Board authorization to amend the contract with Pentagram for Parkwide Signage Design Services up to the amount of \$100,000 for an additional three-year term, for a Total Board Authorization Amount of up to \$300,000. Funding for this contract is available from the Trust's operating budget.



Director Kapur asked if the contract would solely be for design services and President Wils responded that they would only be for design and there would be a separate procurement for fabrication of the signs in the future.

Chair Taylor asked if there were any other questions or comments. There being none, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend the Contract with Pentagram Design, Inc. for Parkwide Signage Design Services in the Amount of \$100,000, for a Total Board Authorization Amount of up to \$300,000**

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**RESOLVED**, that based upon the materials presented to the Board of Directors at its meeting on January 31, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby authorize the Hudson River Park Trust to amend the contract with Pentagram Design, Inc. for Parkwide Signage Design Services in the amount of up to \$100,000 for an additional three-year term, for a Total Board Authorization Amount of up to \$300,000; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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Chair Taylor directed the Board to the next item of business: Authorization to Amend Contract with Dennis L. Cuning for Pier 40 Garage Operations – Auditing and Oversight Services.

Ms. Wils explained public parking at the Pier 40 garage is one of the largest sources of operating revenue for the Trust, amounting to over \$7 million (net of parking taxes) in FY 2019. The proper administration of this complex operation requires specialized knowledge of parking industry standards, practices and procedures as well as a familiarity with Pier 40. On April 1, 2011, the Trust entered into a one-year contract with Dennis L. Cuning, who had previous experience at Pier 40, for auditing and oversight services in connection with garage operations, in an amount not to exceed \$75,000. After the expiration of this single source initial contract, the Board authorized consecutive one-year term extensions and corresponding \$75,000 contract amount increases each year through March 2019. In March 2018, the Board authorized an additional \$8,000 for additional services required for managing the relocation of the daily parking section during the fire sprinkler system repair project.

The Trust proposed to increase the total contract amount by an additional \$150,000 for a two-year term. In addition, the Trust would like to add a \$30,000 contingency for additional services that may be needed during the two years as the Trust implements some planned improvements to the parking garage. Per the single source criteria described in the prior Board agenda item, Trust staff recommends extending the contract with Dennis L. Cuning for the following reasons: First, DLC has substantial experience and expertise in the parking industry and is a Certified Administrator of Public Parking. Second, DLC has proven himself to be extremely responsive and demonstrates specialized knowledge and the ability to supervise the parking garage manager, SP Plus. Third, the Trust has a need for an expert to assist its property manager in the Pier 40 fire sprinkler renovation project completion and other projects. Finally DLC's cost is reasonable, as his hourly rate will remain at \$105 per hour.

President Wils stated payment would be based upon documented time and costs actually incurred. Funds for this amendment will be available from the Trust's annual operating budget.

President Wils then requested authorization to amend the contract with Dennis L. Cuning for Pier 40 Garage Operations – Auditing and Oversight Services by an amount of \$150,000, plus a \$30,000 Contingency, for a total contract authorization amount of up to \$788,000 and to extend the term through March 31, 2021.

There being no questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Dennis L. Cuning for Pier 40 Garage Operations - Auditing and Oversight Services by an Amount of \$150,000, Plus a \$30,000 Contingency, for a Total Contract Authorization Amount of up to \$788,000**

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**RESOLVED**, based on the materials presented to the Board at its meeting on January 31, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board of Directors hereby authorizes the Hudson River Park Trust to amend the contract with Dennis L. Cuning for Pier 40 Garage Operations – Auditing and Oversight Services by an amount of \$150,000, plus a \$30,000 contingency, for a total contract authorization amount of up to \$788,000, and to extend the term for an additional two years through March 31, 2021; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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Chair Taylor directed the Board to the next item of business: Authorization to Amend Contract with M.S. Signs, Inc. for Parkwide Signage, Fabrication and Installation.

President Wils reminded the Board that at the December 15, 2016 meeting, the Board approved a contract for Park wide signage with M.S. Signs, Inc. of up to \$1,645,247 to provide the engineering, fabrication and installation services for the Parkwide Signage Program.

Ms. Wils explained the terrorist event of October 31, 2017 led to the State's installation of fixed security measures along the Route 9A bikeway. Those concrete barriers and bollard arrays were not anticipated when M.S. Signs was selected, and significantly impeded M.S. Signs' original logistics and installation plan. Specifically, M.S. Signs was required to rent a number of light-weight utility vehicles to accomplish the signage work and incurred additional costs associated with increased labor hours and equipment rentals during the installation process.

The proposed contract amendment increase of \$151,000 is less than 20% of the original Total Board Authorized Amount and is thus permitted under the Trust's Procurement Guidelines. In order to complete some close-out items, Trust staff also seeks to extend the contract term by six months, through June 30, 2019.

Funding for this amendment is available through the Trust's capital construction budget with monies provided by the State of New York.

Ms. Wils then requested Board authorization to amend the contract with M.S. Signs, Inc. for Parkwide Signage Fabrication and Installation Services for an additional six-month term in the amount of \$151,000 for a Total Board Authorization Amount of up to \$1,796,247.

There being no questions or comments, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend the Contract with M.S. Signs, Inc., for Parkwide Signage Fabrication and Installation Services in the Amount of \$151,000 for a Total Board Authorization Amount of up to \$1,796,247**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its January 31, 2019 meeting, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes Hudson River Park Trust to amend the contract with M.S. Signs, Inc., for Parkwide Signage Fabrication and Installation Services for an additional six-month term and in the amount of \$151,000, for a Total Board Authorization Amount of up to \$1,796,247; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Taylor called the next Agenda item, which was Ratification of, and Authorization to, Contract with Carrier Communications, Inc. for Purchase and Installation of Security Cameras Phase 5.

President Wils began by explaining the Trust utilizes security camera systems to enhance public safety, deter crime, and support the protection of the Hudson River Park property. Previously, the Trust installed security cameras within and around Pier 40 and in the Tribeca and Greenwich Village sections of the Park. The cameras are actively monitored by the Trust's Park Enforcement Patrol officers and are used to record and document incidents that may occur. While the Trust aims to install cameras throughout the entire park, the next phase for camera roll out is the area between Chelsea Piers and Pier 84.

Unlike the Tribeca and Greenwich Village areas, installing the security cameras north of Chelsea Piers requires a communications backbone to transmit video feeds from the Piers 63 to 84 area of the Park back to the Trust's administrative offices at Pier 40. On November 14, 2018, Carrier Communications, Inc. provided an engineering study that identified establishing a connection from Pier 84 to the south via Siklu antennas installed on the roofs of Piers 83, 76, 61, and 40. The need for the Siklu antennae is a result of the very high costs of bringing fiber optics into the Park across Route 9A.

The proposed cameras and installation services are available through the Centralized NYS Contracts list provided by the Office of General Services. Trust Staff recommends contracting with Carrier Communications for this next installation phase as it has a proven track record of successfully working with the Trust through its other camera installations. Along with the 10% discount associated with being on the OGS Centralized Contracts, Carrier Communications has offered to provide an additional 8% discount from the Manufacturer's Suggested Retail Price, thus

providing the Trust with more competitive pricing as compared to other security camera vendors on the OGS list. Funding for this contract is available from the Trust's operating budget. To the extent possible, the Trust will seek funding support from the City of New York.

Accordingly, the Trust seeks (i) ratification by the Board for the purchase of the communications backbone, supporting accessories and items with long lead times at a cost of \$172,288.12 via an issued purchase order, and (ii) authority to enter into a one-year contract with Carrier Communications for the purchase of the remaining balance of equipment at a cost of \$111,692.41 and the subsequent installation of all equipment at a cost of \$269,304.00, for a Total Board Authorization Amount of up to \$553,285.00.

Chair Taylor thanked President Wils and asked the Board if there were any questions or comments. There being none, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST – Ratification of and Authorization to Contract with Carrier Communications, Inc. (d/b/a Multi-Media Communications, Corp.) for the Phase 5 Parkwide Security Camera Expansion Project in a Total Board Authorization Amount of to \$553,285**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on January 31, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and authorizes the Hudson River Park Trust to contract with Carrier Communications, Inc. (d/b/a Multi-Media Communications, Corp.) for the Phase 5 Parkwide Security Camera Expansion Project for up to a one-year term in a Total Board Authorization Amount of up to \$553,285; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby, authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Taylor directed the Directors to the last Agenda item: Authorization to Contract for Annual Financial Auditing Services.

President Wils said the Trust requires an auditing firm to provide annual audited financial statements beginning with the year ending March 31, 2019 through March 31, 2023. On December 4, the Trust issued an RFP for Annual Financial Auditing Services, and on January 22, received four proposals from certified public accounting firms, including Marks Paneth, Bonadio & Co., Mitchell & Titus, and EFPR Group. Based on the RFP evaluation criteria, the selection committee determined EFPR as the most qualified firm and offered a fee of \$47,000 for each of the five fiscal

years that was fair and reasonable. EFPR, formerly known as Toski & Co., has been the Trust's auditor since 2004. The selection of EFPR as the Trust's financial auditor was also discussed at the Audit and Finance Committees meeting on Tuesday. Pursuant to a question raised at the meeting, Trust staff has confirmed that New York State rules and guidance do not limit the number of years that a public authority can utilize the same accounting firm for such audits. The lead partner however has been changed for this solicitation.

Funding for this contract will be available from the Trust's annual operating budget. The Trust requests Board authorization to contract with EFPR Group for Annual Financial Auditing Services for an initial three-year term with two one-year renewals, for a Total Board Authorization of up to \$282,000.

Director Durst inquired about the start date of the contract and President Wils indicated that it was April 1.

Chair Taylor thanked President Wils and asked the Board if there were any other questions or comments. There being none, upon a properly called motion, the following resolution passed unanimously.

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with EFPR Group, CPAs, PLLC for Annual Financial Auditing Services for a Three Year Term with Two One-year Extensions, for a Total Board Authorization of up to \$282,000**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting of January 31, 2019, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to contract with EFPR Group, CPAs, PLLC for Annual Financial Auditing Services in a contract amount of \$141,000 for an initial three-year term with two one-year extensions at \$47,000 each year and additional services of \$47,000 for a Total Board Authorization of up to \$282,000; and be it further

**RESOLVED**, that the President or her designee(s) be, and each of them is hereby authorized to take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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Chair Taylor, the Board and President Wils thanked Alicia Glen for her service and time sitting on the Board. Chair Taylor stated the Board authorizations had concluded for the day and directed President Wils to begin the President's Report.

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First, President Wils stated she was pleased to inform the Board that the Governor proposed to allocate \$23 million in capital during the next fiscal year towards completing the Park, in addition to last year's \$50 million that will be re-appropriated. The Environmental Protection Fund allocation is \$3.2 million for Fiscal year 2019/2020, which a large portion is used to pay our general liability and excess insurance policies. The budget did not include requested additional funds for the new Motrec vehicles and other equipment that the Trust has purchased that can fit through 48-inch bollards installed on the Hudson River Park Greenway or for the purchase and installation of new bollards within the Park.

President Wils stated the reliance on plastics is overwhelming the planet and harming the health of rivers and oceans. According to Ms. Wils, scientists say that by 2050 there will be more plastic than fish in our oceans.

Evidence of this crisis can be seen every day in Hudson River Park waters such as countless plastic bottles floating in our sanctuary and washing up along Gansevoort peninsula. President Wils said she was happy to announce that this year Hudson River Park Trust would be stepping up efforts to decrease plastic consumption throughout the Park. In the coming months, working with the Trust's Estuary Lab staff, the Trust will be working closely with all departments to develop a comprehensive park-wide plan to reduce the use of single use plastic bottles and many disposable plastic items such as plastic drinking straws and non-biodegradable plastic flatware. This plan will include working with park tenants to encourage their support in this initiative. The Trust plans to deploy more recycling cans and using biodegradable plastic garbage bags. As a four-mile waterfront park and estuarine sanctuary, the Trust has a responsibility to do its part. The Trust believes in the power of the park community and that small actions around plastic reduction can make a big difference when done collectively. The Trust is also planning to replace the water fountains with new ones that allow Park patrons to refill their own water bottles, some of which come with a pet water bowl. For events, the Trust will be deploying additional transportable hydration stations.

The Directors were pleased to hear of this initiative.

Ms. Wils then stated that the Trust is working on a new concession agreement for the building on Pier 84 as a new indoor and outdoor café. The Trust released an RFP for the Pier 84 Indoor/ Outdoor Café on October 1, 2018. The premises offered include approximately 2,350 square feet of interior space and approximately 3,930 of exterior outdoor space located in the West

44th Street Park building on the Hudson River Park esplanade. The permitted use includes a café with indoor and outdoor seating, take-away service and two mobile food concessions. The term offered in the RFP is five years with an extension period of four additional years.

Eight respondents submitted proposals on the submission due date of November 26, 2018, out of which four were interviewed based on the ranking criteria specified in the RFP. After the interviews and further due diligence, the selection committee selected the joint venture of Upsilon Entertainment Group and Jones Wood Foundry. Upsilon has in the past managed food concessions for large events at the Park, including AVP on Pier 26. In addition, they operate the primary food concession in Prospect Park in Brooklyn and we have received a positive recommendation on their work from New York City Parks Department. The selected respondent has been conditionally designated to proceed while the concession agreement is negotiated. The building will be handed over as an empty white box and the concessionaire will undertake and pay for all construction work in connection with the fit-out of the premises.

The restaurant opening date is dependent on the issuance of a certificate of occupancy for the building. It is likely that given the difficulty in finalizing the certificate of completion, that there will only be a temporary outdoor concession operating this summer. As negotiations continue, Ms. Wils stated that she will keep the Directors informed of the status of executing the final concession agreement. The potential concessionaire has already visited the Community Board once and will continue to meet with them through this process.

President Wils stated that with regard to ongoing work in the park, she was pleased to report that the Trust was able to reopen the Pier 25 playground ahead of the initial April 2019 schedule. The Trust is still waiting for the tree grates, but the rest of the play area is open. The Pier 51 playground should re-open by its April 22 date. That renovation was more complicated due to the necessity of pouring a new concrete base. As of January 21, the Trust also opened a portion of the Morton to Christopher Streets esplanade with a temporary concrete walkway so that pedestrians no longer need to detour along the bikeway.

Ms. Wils informed the Board that within the board packets, there was a statement regarding all contracts since the last board meeting between \$100,000 and \$200,000; a memo providing an update on the status of FEMA reimbursements to date; and the financials for the last nine months of fiscal year 2018-19. Operating revenue and expenses are both within budget. Capital maintenance is running below budget as several projects have been deferred. The Audit and



Finance Committees also met Tuesday to discuss the preliminary budget, also included in the Board packets, and which will be posted on the Trust website. The budget will be updated and discussed again at a future meeting of the Audit Committee for approval at the March board meeting.

As mentioned at the last Board meeting, the Trust and others in the community are very concerned about several NYC bills that would allow e-bikes and e-scooters on bikeways in New York City. One bill would allow e-bikes up to 20 mph and another would allow such bikes up to 15 mph. The other bill would provide a pilot program to allow e-scooters on bike lanes. Ms. Wils attended the City Council's Transportation Committee hearing on January 23, 2019 and submitted testimony, along with Community Board 4, the Hudson River Park Advisory Council and others. President Wils provided a copy of her testimony in the Board packets. The Trust is asking that any bills which allow e-vehicles on the streets carve out bikeways and especially the Hudson River Park Greenway. The Greenway is touted as the busiest in North America and with the addition of bollards placed 48 inches apart, the Trust is seeing an increase in bike accidents. In order to keep the park patrons safe as they cross into the park, the Trust believes that e-vehicles should be prohibited from the Greenway. The Trust has also reached out to NYSDOT, NYCDOT and the Governor's office to make its views known and to find out whether or not e-bikes are permitted on state owned bikeways.

President Wils noted earlier this month, the Trust received a letter from the local elected officials who represent Pier 40. They have re-started the process to consider office use and the lease term at Pier 40. In 2017, the Trust participated actively in a Community Board 2 led process to discuss Pier 40, and that as part of that process, the Trust provided substantial financial and other information as requested, with further information provided to elected officials in May 2018 in response to some follow-up questions. One of the key questions asked is how much Pier 40 needs to generate in the future. The Trust stated that at a minimum, Pier 40 should generate 25% of the Trust's operating budget, inclusive of normal capital maintenance costs. The pier should also pay for its own operating and capital costs, similar to Chelsea Piers and Pier 57. Historically, Pier 40 used to generate a larger share of park maintenance costs, but the Trust has been able to increase and diversify income sources over the years. The Trust's budget continues to grow and will approximately double in ten years when the balance of public piers and upland park areas are

complete. The Trust believes that it is both achievable and fair for Pier 40 to contribute this share towards supporting the overall park, and also that this can be done in a way that does not overwhelm the park or community. The Trust should also seek options that improve ball fields and public open space as well.

Ms. Wils continued that Noreen Doyle, Executive Vice President of the Hudson River Park Trust and Dan Kurtz, Chief Financial Officer of the Hudson River Park Trust will be meeting with the elected staff on February 5 to present the new information requested and she will report to the Board subsequently. The elected officials intend to host public discussions about Pier 40, if they and the Trust can reach conceptual alignment on the program, after which time they would seek to amend the Act before the end of the legislative season. If the parties cannot agree on a program that makes sense for the park and its long-term sustainability, then the Trust will need to look at other alternatives.

Lastly, President Wils stated she was extremely sad to say goodbye to two of the most dedicated and fearsome board members. Commissioner Rose Harvey served on the board of Hudson River Park for 8 years. Rose created a great legacy at State Parks, creating new parks across the state. Rose has been a great friend to the Trust, spending many hours advocating for the park. President Wils thanked Director Rose for her dedication, friendship and perseverance.

Next President Wils addressed Deputy Mayor Glen. Being a creature of both the City and State, as the Trust is, it is not so easy getting the attention needed. Alicia befriended the park and supported the Trust through her five years at City Hall. Her advice was clear and precise and her faith in advancing the cause was unwavering. President Wils personally thanked her for everything she had done to advance the cause and acknowledge that through her support, she would be leaving the Trust in the best condition it has been in years. President Wils presented the plaque to Director Alicia Glen.

After concluding the President's Report, Dan Miller presented a report from the Advisory Council. Mr. Miller mentioned he had drafted a resolution related to the e-bikes and submitted testimony at the City Council hearing. The Council had spoken about the proposed development for Pier 26 upland area and the estuarium. Mr. Miller stated Noreen gave the Council an update on the Gansevoort utility shed and why it was proposed to go where it is currently located.

Chair Taylor asked the Board if there were any questions or comments. There were no questions or comments.

Chair Taylor called Connie Fishman, President of Hudson River Park Friends. Ms. Fishman thanked the Deputy Mayor for her service. Ms. Fishman debriefed the Board on plastic initiatives Friends was taking in alignment with the Trust. Ms. Fishman highlighted the fact Friends also attended the e-bike hearing and submitted a testimony that was not in favor of the e-bikes. Ms. Fishman then summarized recent fundraising events.

Chair Taylor asked if there were any questions or concerns.

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There being no other business, Chair Taylor called for a motion to adjourn, and the meeting was adjourned at 5:28 p.m.