



**MEETING OF THE
BOARD OF DIRECTORS
December 6, 2018 at 4:00 pm
Spector Hall, 22 Reade Street
New York, New York 10007**

MINUTES

Directors Present:

Diana L. Taylor, Chair
Purnima Kapur
Jeffrey Kaplan
Alyssa Cobb-Konan for NYC Parks Department
Douglas Durst
Leslie Wright for NYS Office of Parks, Recreation & Historic Preservation
Thomas Berkman for NYS Department of Environmental Conservation
Jon Halpern
Pamela Frederick

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

The Press

The Public

With a quorum being present Chair Diana L. Taylor called the meeting to order at 4:06 p.m. Chair Taylor noted that all the member 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 welcomed the newest member to the Board: Purnima Kapur. The Board welcomed Purnima. Next Chair Taylor directed attention to the first item on the agenda, which was the approval of the minutes of the September 26, 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 September 26, 2018 Meeting of the Hudson River Park Trust Board of Directors

RESOLVED, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on September 26, 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.

Chair Taylor then directed attention to the second item on the agenda: authorization to contract with Stantec Consulting Services, Inc. for the owner’s representative services for capital projects. President Wils began to debrief the Board. President Wils explained that as a result of the Trust recently being allocated additional funds from the City and State of New York to support the completion of new park construction, the Trust is interested in supplementing existing staff

resources. To expedite several projects, the Trust requires the services of an “on-call” owner’s representative to provide project management and other professional services in connection with the planning, design, and construction of new park and substantial capital maintenance projects. In general, these activities include assisting with the regulatory processes of public agencies, providing engineering and associated professional services such as cost estimating, preparing and evaluating bid/technical proposals submitted by contractors, establishing project schedules, performing inspections, reviewing change order requests, providing contract administration support and other related activities or tasks commonly associated with project management from pre-development through contract close-out.

President Wils stated the precise project scope for Owner’s Representative services was not yet established. Compensation will be based on the industry standard practice of pre-approved direct labor costs and multiplier rates for field and office staff. The Owner’s Representative will be supervised and managed by Trust design/construction staff.

In accordance with the Trust’s Procurement Guidelines, an RFP was published in the New York State Contract Reporter and on the Trust’s website for the period August 17, 2018 through September 21, 2018. Nine firms submitted proposals in response to the RFP on September 21, 2018. A selection committee comprised of the Trust’s design/construction and legal staff reviewed the submissions and evaluated each firm for responsiveness. The three highest ranked firms from the technical evaluation were Arcadis of New York, Inc., Stantec Consulting Services, Inc., and Tectonic Engineering & Surveying Consultants P.C. Following interviews, the selection committee determined that Stantec was the most qualified firm to perform the services. Stantec has extensive experience as owner’s representative for open space capital projects and is familiar with the Park’s site and operational issues and constraints, as well as its procedures and protocols.

Stantec also provided engineering services for the New York State Department of Transportation's adjacent Route 9A reconstruction.

Trust's staff determined that Stantec, as the most qualified firm, presents the "best value" to the Trust. Stantec committed to meeting the Trust's 30% combined M/WBE and 6% SDVOB participation goals for this contract. Funding for this contract is anticipated from New York State and New York City as each funds the completion of designated new construction projects, or by the Trust should such governmental funding not be available for capital maintenance or other work.

President Wils then requested Board authorization to enter into a contract with Stantec Consulting Services, Inc. for Owner's Representative Services for Capital Projects for a three year term in a total Board Authorization amount of \$1,500,000.

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

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Contract with Stantec Consulting Services, Inc. for Owner's Representative Services for Capital Projects in the Amount of \$1,500,000 for a total Board Authorization Amount of up to \$1,500,000.

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 6, 2018, 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 Stantec Consulting Services, Inc. for Owner's Representative Services for Capital Projects for a three year term in the amount of \$1,500,000, for a total Board Authorization Amount of up to \$1,500,000; 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.

Chair Taylor directed the Board to the third item on the agenda: the ratification of, and authorization to, contract with Specialty Construction System, Inc. for emergency Pier 40 elevated

walkway replacement. President Wils recalled the discussion by Vice President Noreen Doyle in the September Board meeting's President Report and continued by stating that Trust staff had observed significant and potentially serious fissures in concrete beams supporting the southeast elevated walkway on the second floor roof of Pier 40. In addition, corrosion of metal decking supports for the elevated walkway above the affected beams has been detected. The elevated walkway deterioration requires immediate attention and is now closed to the public.

President Wils stated in order to address these issues, the Trust has sought a contractor for the demolition and replacement of the elevated walkway with lightweight concrete. Due to the urgency of these circumstances, the Trust determined emergency procurement was the most expedited method to procure the necessary services. The Trust released its Request for Proposals for the Emergency Procurement of Construction Services for the Pier 40 Elevated Walkway Replacement on September 12, 2018 in the New York State Contract Reporter and on the Trust's website. Three contractors submitted proposals by the Trust's deadline on October 12, 2018, including Specialty Construction System, Inc., Phoenix Marine Co., and TDI Construction Inc.

A committee comprised of Trust staff evaluated the proposals based on the criteria set forth in the RFP and determined that Specialty Construction System provided the lowest qualified bid of \$635,000: SCS has significant experience with concrete work on similar projects, can promptly start work and has a favorable history while providing construction services to the Trust in the past. Funding for this contract is currently available from the Trust's capital maintenance budget with funds expected to be available through the City of New York.

President Wils then requested the Board to ratify and authorize the Trust to enter into a contract with Specialty Construction System, Inc. for Emergency Pier 40 Elevated Walkway Replacement for a one year term in a total Board Authorization Amount of up to \$635,000.

Director Durst asked what the term of the contract would be and president Wils responded confirming her estimate of it to be completed in one year.

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

HUDSON RIVER PARK TRUST – Ratification of, and Authorization for, Hudson River Park Trust to Contract with Specialty Construction System, Inc. for Emergency Pier 40 Elevated Walkway Replacement in a total Board Authorization Amount of up to \$635,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 6, 2018, 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 Specialty Construction System, Inc. for Emergency Pier 40 Elevated Walkway for a one year term for a total Board Authorization Amount of up to \$635,000; 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.

Chair Taylor directed the Board to the next item of business: ratification of, and authorization to, amend contract with New York City Parks Department for Parkwide Security Services. [Director Cobb-Konon stated she would recuse herself from the discussion, and she left the meeting room.]

President Wils proceeded to give background information on the business and contractual relationship between the Trust and the Parks Enforcement Patrol. The Parks Enforcement Patrol has been providing 24/7 security services to Hudson River Park since 2004 through a contract between the Trust and the New York City Department of Parks & Recreation. The last such amendment was approved by the Board at the September 28, 2017 Board meeting which was primarily to address an increase in the work week for PEP employees from 35 to 40 hours. The

current contract expired on June 30, 2018, but PEP has continued to provide services at the request of Trust staff.

Ms. Wils explained that the proposed amendment would ratify and authorize the continued provision of PEP services from July 1, 2018 to March 31, 2019, funds additional PEP services for special events from July 1, 2015 to the end of the extended term, and funds PEP labor cost increases resulting from collective bargaining agreements from July 1, 2015 to the end of the extended term. The Trust staff intends to negotiate a new substantive contract amendment for security services prior to the Board's March meeting.

Ms. Wils explained that the sole source justification for this amendment remains the same as the sole source justification for the Trust's original contract; Parks, through PEP, is the only entity available to the Trust capable of providing security and law enforcement services for the park. Funding for the Amendment is currently available through the Trust's operating budget.

Ms. Wils noted there was a quorum for the proposed Board item and therefore requested Board ratification of, and authorization for, an Amendment to extend the PEP Contract for a nine month term from July 1, 2018 through March 31, 2019, and to increase the PEP Contract amount by \$1,500,000, for a total Board Authorization Amount of up to \$37,098,134.50.

Chair Taylor asked what the prior contract amount was. President Wils directed Chair Taylor's question to Dan Kurtz, Chief Financial Officer, who indicated that the Trust spends roughly \$2.6 million a year. Vice President Doyle responded stating it went up by around \$400,000 on an annual basis. Director Kaplan asked why the contract was only for nine months and President Wils replied stating the Trust could not move forward until their (New York City Parks Department) renewal was up.

There being no other questions, upon a properly called motion, the following resolution passed unanimously by all Directors present for this agenda item.

HUDSON RIVER PARK TRUST – Ratification of, and Authorization for, the Amendment to extend the PEP Contract for a nine (9) month period ending March 31, 2019, and to increase the PEP Contract amount by \$1,500,000, for a Total Board Authorization Amount of up to \$37,098,134.50

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 6, 2018, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board of Directors hereby ratifies and authorizes the Hudson River Park Trust to enter into the Amendment to extend the contract with the New York City Department of Parks & Recreation for Park Security Services for a period of nine (9) months, ending on March 31, 2019, and to increase the PEP Contract amount by \$1,500,000, for a total Board Authorization Amount of up to \$37,098,134.50; 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 foregoing resolution.

[Director Cobb-Konan returned to the meeting room.]

Chair Taylor announced the following item to be addressed by the Board, which was the adoption of 2018 Hudson River Park Trust Procurement Guidelines.

Ms. Wils explained that the Procurement Guidelines of the Hudson River Park Trust detail the operative policy and instructions regarding the use, awarding, monitoring and reporting of procurement contracts as defined under the New York Public Authorities Law. Trust staff review the Guidelines periodically to ensure they accurately reflect policies and requirements.

In the course of this year's review, Trust staff recommends a few changes from the 2017 Procurement Guidelines and Ms. Wils referred the Directors to the information provided in the Board memo and in the proposed 2018 Procurement Guidelines that shows the proposed changes in track changes. Ms. Wils explained that the proposed changes are fairly minor, including: (a)

revisions to reflect that procurement in which the Trust piggybacks on another agency's procurement process is not preferable to open market procurement, and, if the Trust chooses to piggyback, it may issue its own contract to the vendor as opposed to relying on the other agency's contract; (b) new language to clarify that procedures for discretionary purchases at \$200,000 or less also apply to New York State Service-Disabled Veteran-Owned Businesses in addition to Minority and Women Owned Business Enterprises and to describe the set-aside program that applies to SDVOBs under the State's Service Disabled Veteran-Owned Business Act; (c) deletion of language that precluded price to be an evaluation factor in the review of Request for Proposals for architects and engineers; (d) revisions to reflect Office of State Comptroller requirements regarding filing certain contracts with that office; (e) new language to reflect recently-issued New York State Executive Orders and the process to register contracts on New York City's PASSPort system; and (f) other minor editorial changes to clarify the procurement procedures.

Ms. Wils then requested that the Board of Directors approve the Hudson River Park Trust 2018 Procurement Guidelines.

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

HUDSON RIVER PARK TRUST - Approval of the Hudson River Park Trust 2018 Procurement Guidelines

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 6, 2018, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the Hudson River Park Trust 2018 Procurement Guidelines; 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.

Chair Taylor then directed the Board to the final agenda item: appointment of Purnima

Kapur as a member of the Board's Finance & Investment Committee.

President Wils stated that back in 2014, the Hudson River Park Trust Board created a Finance and Investment Committee. As outlined in the Committee's Charter, its mission includes not only the review of the Trust's investment strategy and practices, but also issues related to the Trust's finances including significant leases and other revenue-producing contracts.

Ms. Wils explained this year, one of the Trusts directors, Carl Weisbrod, ended his service on the Board. A couple of weeks ago, Mayor DeBlasio appointed the newest director, Purnima Kapur. Ms. Kapur is currently a planning consultant for Harvard University and an adjunct professor at Columbia University. For over four years, Ms. Kapur served as the Executive Director of the New York City Department of City Planning. As a new Board member, Purnima indicated a willingness to serve on the Finance & Investment Committee in lieu of Mr. Weisbrod who also served on that committee. The Trust Staff therefore requests that the Board approves the appointment of Director Kapur to the Board's Finance & Investment Committee.

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

HUDSON RIVER PARK TRUST- Appointment of Purnima Kapur as a Member of the Hudson River Park Trust Board's Finance & Investment Committee

RESOLVED, based on the materials presented at this meeting, a copy of which is ordered filed with the records of the Corporation, the Directors hereby appoint Purnima Kapur as a member of the Hudson River Park Trust Board's Finance & Investment Committee; 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.

President Wils then provided the President's Report..

Ms. Wils explained that due to construction at Pier 26, the Park's October Fall Fest was moved to Pier 25. Fall Fest brought together families from around New York to celebrate Halloween by dressing up, painting pumpkins, enjoying carnival rides and other free activities. Activities added this year were compost talks, Big City Fishing, as well as on site dog adoptions. President Wils stated that the Pumpkin Smash on November 3, at Chelsea Waterside Park had an excellent turn out and highlighted it for being a fun and sustainable way to dispose of old pumpkins. There were over 500 attendees that smashed 1000 pounds of pumpkins to be used for composting. President Wils reminded the Board that the Trust now has 7 food waste collection points in the park and have collected over 75,000 pounds this year — that's a 50% increase from last year.

President Wils acknowledged the detailed discussion led by Noreen at the September Board meeting and that the Trust has since executed a concession agreement with Citigroup, which was effective as of October 19, 2018 for the installation and non-exclusive, non-commuter use of a water taxi landing at the south side of Pier 25 to transport its employees in a water taxi with a capacity of up to 49-passengers between its Jersey City and Manhattan offices between 9:00 am and 4:00 pm on weekdays, with limited operations on weekday evenings and on weekends. Use of the water taxi will eventually eliminate Citigroup transporting its employees between its offices by shuttle bus (eliminating approximately 15,000 bus trips each year). Citigroup installed the necessary floating dock and associated anchor piles, ramps and gangway for the Water Taxi Landing. Citigroup will remain responsible for maintaining the Water Taxi Landing during the concession agreement term of five years and eight months with renewal of up to four additional years. Citigroup intends to begin the water taxi service in early February 2019.

Ms. Wils then explained that the Trust is gearing up for construction to commence in early 2019 for the deck portion on Pier 26. Construction will include installation of wood decking and wood cladding, landscaping, site furnishings and railings and gates. To that end, the Trust issued four RFPs on October 22, 2018 for 1) general construction, 2) site work, demolition and concrete construction work, 3) electrical construction, and 4) upland park landscape and irrigation services. Proposals are due December 14 and the Trust will seek Board approval of the selected vendors at the January meeting. However, the Trust will require shop drawings to begin soon in order to stay on schedule and thus will likely award contracts for the general construction, site work and electrical work with notices to proceed limited to no more than \$200,000 prior to ratification at the next Board meeting. The new construction work will be coordinated with the Pier 26 Ecological Platform and Waterfront Structures work that is underway at the west end of Pier 26 and is proceeding on schedule.

Weeks Marine and Trevcon are close to completing Phases I and II Pier 40 pile rehabilitation work, with completion expected by late January and close out to follow. This past week, the Trust issued two new bid documents for Phases III and IV pile rehabilitation work with work expected to begin in May 2019. The CSO removal by Phoenix Marine will also be completed this week.

The Trust has also released a Request for Proposals for a qualified landscape architectural firm to design Gansevoort Peninsula. The Trust had received 21 responses to a request for qualifications issued this past fall and has now sent the RFP to the five short-listed firms, including Hargreaves Jones, James Corner Field Operations, Michael Van Valkenburgh, Ken Smith Workshop /Rogers Partners, and Starr Whitehouse. Proposals in response to the RFP are due December 14 and the Trust's evaluation committee, which includes Board members on the Design

Committee, expect to have a recommended firm selected for approval for the Trust's January meeting.

Construction at both Piers 55 and 57 is ongoing. The first pot was installed at Pier 55 on Tuesday and others will be installed continuously over the winter.

Ms. Wils further stated that the playgrounds at Piers 25 and 51 have been closed as Deborah Bradley completes the restoration of the play surfaces. Work is also ongoing at Pier 45 as the Trust is giving a spa treatment to our oldest trees in the park before installing new pavement and tree grates. Paving is also ongoing on a portion of Pier 84, as well as the installation of a new fire hydrant. All of the work should be completed by April 2019, with the Pier 25 playground opening sooner.

The Trust had released an RFP for a Concession for the Pier 84 Indoor/Outdoor Café. The Trust received eight responses to the RFP on November 26, 2018. An evaluation committee is now in the process of reviewing the proposals and interviewing the proposers that best met the criteria contained in the RFP. The Trust hopes to have a selection made in the next week or two so that the selected vendor can begin the interior fit-out work with the new restaurant opening in early summer 2019.

!Melk Urban design, the selected architect for Pier 97, along with Trust staff has now held two information sessions with the public – one in November hosted by Community Board 4 at a Waterfront Committee meeting and one this past Tuesday that the Trust hosted directly. Ms. Wils then thanked Director Durst and his staff for allowing the Trust to have the meeting at Via 57 West, which is directly opposite Pier 57. Hudson River Park Friends and a number of other partners worked with the Trust on outreach for the events, and the Trust was pleased to see many new faces in the audience at both of these meetings. The primary purpose of the meetings was to

seek community input on the design program, or uses, for the pier and the adjacent upland area. The meetings varied significantly in style and content, with the second meeting offering interactive games to spur discussion among participants, and the first session having more of a “questions and answers” style because of time limits from Community Board 4. Through both meetings, the design team and Trust have secured valuable input on everything from desired uses to the design “atmosphere” for this future public space. In addition, the Trust and !Melk will be working through Community Board 4, NYC Parks and the development team from Waterline Square to secure programmatic information on proximate public open spaces to ensure an informed program that is not duplicative of nearby spaces. !Melk’s next task is to organize the feedback that has been received so that the preliminary design program can be established and the Conceptual Design process can commence.

The Trust is also working with Con Edison to amend the existing lease for Pier 98, to take back some of the in-water area on the northern side of the pier, so that the widening of the esplanade can move forward next spring. President Wils stopped to ask if there were any questions or comments. Director Durst asked about Pier 99 and Ms. Wils stated that the Trust will get started at looking at that site as well.

A discussion ensued between President Wils and Director Durst pertaining to the elimination of bus traffic from Citigroup employees due to the new water taxi. There was discussion about the total number of bus trips that will be eliminated. Dan Kurtz interjected stating the number President Wils referenced referred to all of the bus trips from Citigroup using lower Manhattan and Ms. Wils stated that the number was the estimate given to the Trust from Citigroup.

Ms. Wils then informed the Directors that included in the Board packet is the mid-year financial report that reflects the completion of the Trust’s second quarter, ending September 30,

2018. She summarized that for the six-month period ended September 30, 2018 total operating revenues of \$21.6 million are 10% higher than budget due to an upfront \$7 million payment received from the Pier 57 developer. Total operating expenses of \$11 million, which include personnel expenses, are on budget. Capital expenditures for equipment are 21% lower than budget; however with the purchase of new security camera equipment in the third and fourth quarters, the Trust expects to be on budget by year end. Capital maintenance during the first six months of \$15.9 million is 39% of the \$42 million annual budget. This is due primarily to the deferral of several repair projects to the third and fourth quarters when the park is less busy. New capital construction outlays for approved payments are \$10 million, or 30% of the \$33 million budgeted amount, as the schedule for several projects has been revised. Ms. Wils then stated that a summary of the current status of FEMA reimbursement from Hurricane Sandy was included in the Board packet.

President Wils then briefly summarized the status of the NYSDOT work to secure the Route 9A bikeway. NYSDOT has completed installation of two gates: one at the plaza by Stuyvesant High School and the other at West 24th Street. The Trust prefers the gates as they do not obstruct the bikeway. However, NYSDOT has also installed 15 sets of bollard arrays and nearly a dozen custom walls flanking the arrays that provide the 48-inch-wide clearance at many of the cross walks located between Chambers Street and 59th Street. These bollard arrays and walls are located on the bikeway and thus bicyclists need to bike single file given the limited spacing. There also remain at several locations temporary concrete barriers and NYPD sugar cubes. The Trust has been meeting with NYSDOT to discuss adding additional gates at several locations, including North Moore Street, Christopher Street, West 13th Street, West 29th Street, West 34th Street and West 57th Street to allow for Park operations and emergency response. In order to

maintain the Park, the Trust has rented seven club cars while it waits for the delivery of 41 Motrec vehicles that the Board approved at the September meeting because the vehicles are narrow enough to pass through the 48-inch-wide bollards. Three Motrecs for horticulture use are expected to be delivered in December with additional deliveries until the end of April.

Also, the Trust has been served 17 complaints related to the October 31, 2017 terrorist attack. The Trust was sued along with New York City and Home Depot. It's understood that separate lawsuits have been filed against NYSDOT in the Court of Claims. The Trust attorney is reviewing all complaints. There are continued conversations with the state regarding amending the master lease to address the 2013 Act amendment, which calls for the State and City to indemnify the Trust.

Ms. Wil then stated that the NYC Council has introduced 4 bills which would legalize the use of more types of electric vehicles. The Trust has had issues with e-bikes already using the bikeway and PEP issues summons when it can catch them. The Trust's park patrons consistently complain about these vehicles and they are causing more dangerous situations on the bikeway especially now with bollards being placed on the bikeway by NYSDOT. Ms. Wils stated that she has been discussing this with the Speakers office and have asked that bikeways be exempt from these bills. The Trust is coordinating with the Advisory Council, Hudson River Park Friends and the Community Boards who are also concerned.

Ms. Wils then mentioned that the Executive Chamber in consultation with the Division of Homeland Security and Emergency Services Office of Emergency Management (or DHSES) required all State agencies and public authorities to prepare an Emergency Management Operations Protocol effective October 2018. The purpose of the Protocol is to identify emergency procedures, services and lines of communication that the Trust will use to protect and keep its

employees, contractors, tenants, permittees and the public safe in the event of an emergency situation within the Park. The Trust filed its emergency protocol in October and is currently revising it to respond to a few comments sent by DHSES. The Protocol also includes the Trust's Continuity of Operations Plan to ensure that essential Trust functions can be performed during a wide range of emergencies and includes the procedures to be followed for recovery after an emergency. Ms. Wils informed the Directors that once the Trust has a final approved Protocol, the Trust will provide a copy to all Board members, and the Trust's Emergency Management Team members will also maintain a full copy of the protocol in their offices and at home in the event that Trust staff is unable to access Pier 40 during an emergency event. As noted in the protocol, in the event of an emergency, Ms. Wils will be responsible for reaching out to all Directors.

Ms. Wils further informed the Board that, pursuant to New York's new sexual harassment law that took effect on October 9, the Trust provided training to all staff on October 24 and October 26 in accordance with the State's model training program. Nixon Peabody provided pro bono services to the Trust in conducting the training and also advised the Trust on changes that were necessary to the Trust's Employee Handbook. The Trust created a new appendix to the Employee Handbook entitled the Trust's Anti-Discrimination and Anti-Harassment Policy to comply with the new law. The new appendix was provided to all Trust Staff prior to the October training. Ms. Wils informed the Board that a copy of the appendix is included in the Board packets.

Finally, president Wils mentioned that the statute of limitations period to challenge the excess air rights transfer from the Chelsea section of the Park to the Lalezarian and Douglaston receiving sites has now passed. Counsel for the Trust and Lalezarian are working on preparing all documents and hope to close on that deal this month. The Douglaston sale is expected to close next spring.

After President Wils debriefed the Board on Trust activities, Chair Taylor then introduced Dan Miller to speak as the Chair of the Hudson River Park Advisory Council. Dan Miller followed up on the discussion of electronic bikes. He stated support for the Trust's position on the heavy, quick moving motorized bikes not being permitted on the Greenway. Next Mr. Miller stated he did not post about the CitiGroup water taxi construction on the September calendar and apologized for failing to do so.

Next Mr. Miller touched base on the possible construction of a community center within 550 Washington Street but which could instead be a donation to Pier 40. He stated the Advisory Council also discussed the 8500 employees using subways and vehicle drop-offs. He concluded that members of the Advisory Council were frustrated about the floating billboards going up and down the Hudson, knowing not much could be done to remedy the situation, but the members would support the Trust in any efforts made to address the issue.

Lastly, Chair Taylor introduced Connie Fishman to speak on behalf of Hudson River Park Friends. Friends had its October 11th gala which was very successful. Friends raised \$3.1 million. Friends finished their 2018 volunteer program at the beginning of December in the park. There were about 1800 volunteers helping maintain the landscape with the Trust's horticulture department. Friends also finished restoration of one of the Park's public artworks, with a small grant provided by the Bank of America.

Ms. Fishman touched base on initiatives in the upcoming year, such as more focus in terms of connection to the art world donors that Friends has access to through several Board members.

There being no other business, Chair Taylor called for a motion to adjourn, and the meeting was adjourned at 4:52 p.m.