



**MEETING OF THE  
BOARD OF DIRECTORS  
March 25, 2021 at 4:00 pm  
Hudson River Park Trust, Pier 40  
Conference Call Number: 646 558 8656  
Meeting ID: 982 9321 9018  
Passcode: 420660  
One tap mobile 16465588656,,98293219018#**

## **AGENDA**

### **I. CONSENT AGENDA**

- A.** Approval of Minutes and Ratification of the Actions Taken at the January 28, 2021 Meeting of the Hudson River Park Trust Board of Directors
- B.** Authorization to Extend Term of Contract with M&N Engineering, P.C. for Piers 98-99 Marine Platform Engineer of Record
- C.** Ratification of Contract Amendment with Carrier Communications for Phase 7 Parkwide Security Camera Expansion Project
- D.** Authorization to Extend Contract with Carrier Communications for Parkwide Security Camera Maintenance Services
- E.** Approval of Hudson River Park Advisory Council's Amended By-Laws

### **II. CORPORATE ACTIONS**

- F.** Approval of April 1, 2021 – March 31, 2022 Fiscal Year Operating Budget
- G.** Authorization to Contract with Dragonetti Brothers for Route 9A Median Landscape Services
- H.** Authorization to Contract with Steven Dubner Landscaping for Gansevoort Peninsula General Construction and Marine Construction
- I.** Authorization to Contract with Deborah Bradley Construction for Pier 97 Shade Structures Fabrication and Installation
- J.** Authorization to Amend Contract with Gage Meyer Engineers, PC d/b/a/ EDG for Pier 40 Roof Engineering Consulting Services
- K.** Approval of On-Call List of Environmental Consulting Service Firms
- L.** Authorization to Enter into Lease Agreement with Intrepid Museum Foundation

### **III. PRESIDENT'S REPORT**

- Parkwide Public Safety Statistics
- Update: Financials
- Design/Construction Project Updates
- Draft Hudson River Park Estuarine Sanctuary Management Plan
- River Project and Public Programs

IV. **ADVISORY COUNCIL AND HRPK FRIENDS REPORTS**

V. **ADJOURN**

**HUDSON RIVER PARK TRUST - Approval of Minutes of and Ratification of the Actions Taken at the January 28, 2021 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 January 28, 2021 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 the Hudson River Park Trust.

**For Consideration**  
**March 25, 2021**

To: The Directors

From: Noreen Doyle

Re: Authorization to Extend the Term of Contract with M&N Engineering, P.C. for Piers 98-99 Marine Platform Engineer of Record

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**I. Contract Summary**

Contractor: M&N Engineering, P.C.  
Proposed Work: Piers 98-99 Marine Platform- Engineer of Record  
Contract Number: A4659-A

**II. Background**

At its November 30, 2017 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract for a three-year term with M&N Engineering, P.C. (“M&N”) for the Piers 98-99 Marine Platform Engineer of Record for a Total Board Authorization Amount of up to \$383,000. Pursuant to the contract, M&N prepared construction documents and provided construction administration services for the Piers 98-99 Marine Platform, which has since been completed. Because some administrative close out work remains -- namely the review of the contractor’s as-built drawings -- M&N’s contract term needs to be extended by six months. No additional funding is required; the source of funding for this contract is from Trust reserves and New York State.

**III. Requested Action**

The Trust requests Board authorization to extend the term of contract with M&N Engineering, P.C. for Piers 98-99 Marine Platform Engineer of Record for an additional six months, through August 11, 2021.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Extend the Term of Contract with M&N Engineering, P.C. for Piers 98-99 Marine Platform Engineer of Record**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of March 25, 2021, a copy of which is ordered filed with the records of Hudson River Park Trust, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with M&N Engineering, P.C. for Piers 98-99 Marine Platform Engineer of Record for an additional six months, through August 11, 2021; and be it further

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

**For Consideration**  
**March 25, 2021**

To: The Directors  
From: Noreen Doyle  
Re: Ratification and Approval of Contract Amendments with Carrier Communications Corp. for Phase 7 Parkwide Security Camera Expansion Project

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**I. Contract Summary**

Contractor: Carrier Communications Corp.  
Proposed Purchase: Phase 7 Parkwide Security Camera Expansion Project  
Contract Number: G5280  
Authorization Amount: Amended Amount of \$121,191 for a Total Board Authorization Amount of Up to \$501,191

**II. Background**

In March 2020, the Board of Directors authorized Hudson River Park Trust (“Trust”) to enter into a contract with Carrier Communications Corp. d/b/a Multi Media Communication (“Carrier Communications”) for the purchase and installation of security cameras and related equipment for the Phase 7 Parkwide Security Camera Expansion Project (“Phase 7 Project”) for a total Board Authorization Amount of up to \$380,000.

In February 2021, staff determined that existing antennas and other related camera equipment previously installed at the NYPD Tow Pound at Pier 76 needed to be relocated in order to maintain the Trust’s current security network infrastructure given the pending removal of most of the Pier 76 building by New York State as part of its plan to create interim public open space at this location. To avoid the loss of connection of over 30 existing cameras and corresponding access control systems, staff executed an amendment to the contract in the amount of \$52,191 and now seeks Board ratification of this amendment. The price included an upgrade to certain antennas to cover a longer distance, but the original antennas will be reused in other portions of the Park as camera installation continues throughout the Park.

In addition, the Trust has identified a need to install eight security cameras at Pier 57 and seeks to complete this work prior to the opening of Little Island and commencement of Gansevoort Peninsula construction later this spring. The cost of this additional amendment, not yet approved, would be \$69,000. Staff also seeks to extend the original contract term for the Phase 7 Project by another year.

### **III. Procurement Process**

Pursuant to the Trust's Procurement Guidelines, the Trust must document why a competitive process is not in its best interest if the amount of the amended contract exceeds twenty percent of the original contract amount.

As set forth in the March 2020 memorandum to the Directors, the original contract with Carrier Communications was procured pursuant to an Office of General Services ("OGS") centralized contract (NYS Contract # PT63539) whereby Carrier Communications offered camera and installation services suitable for the Trust's needs.

The Trust's Procurement Guidelines recommend that the Trust use OGS centralized contracts if available over undertaking a competitive procurement process. Moreover, a solicitation for a new vendor for the requested new cameras would not be in the Trust's best interest at this time given the desire to have the cameras installed prior to the opening of Little Island. Further, Carrier Communications has unique knowledge of the Park's security systems and infrastructure needs given its experience working with the Trust over the past four years. Such experience will ensure that Carrier Communications can meet the required installation schedule.

Carrier Communications has provided excellent service throughout the contract term, including responding to all Trust issues within 24 hours. For the foregoing reasons, and because Carrier Communications continues to be listed as a OGS centralized contractor and is continuing to provide fair and reasonable pricing, the Trust has determined that it is in the best interest of the Trust to amend the contract for the Phase 7 Project to include the installation of cameras at Pier 57 and the relocation of the cameras previously installed at Pier 76 to Pier 61.

### **IV. Funding**

Funding for this contract amendment will be from the Trust's operating budget and, as available, the City of New York.

### **V. Requested Action**

The Trust requests Board ratification and approval of Contract Amendments with Carrier Communications Corp. for the Phase 7 Parkwide Security Camera Expansion Project for an additional \$121,191 for a Total Board Authorization Amount of up to \$501,191.

Attachment:

Resolution

**HUDSON RIVER PARK TRUST – Ratification and Approval of Contract Amendments with Carrier Communications Corp. for Phase 7 Parkwide Security Camera Expansion Project for a Total Board Authorization Amount of up to \$501,191**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 25, 2021, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and authorizes the Contract Amendments with Carrier Communications Corp. d/b/a Multi-Media Communications for the Phase 7 Parkwide Security Camera Expansion Project for an additional \$121,191 and another one-year term for a Total Board Authorization Amount of up to \$501,191; and be it further

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



**For Consideration**  
**March 25, 2021**

To: The Directors  
From: Noreen Doyle  
Re: Authorization to Amend the Contract with Carrier Communications Corp. for  
Parkwide Security Camera Maintenance Services

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**I. Contract Summary**

Contractor: Carrier Communications Corp.  
Proposed Project: Parkwide Security Camera Maintenance Services  
Contract Number: M4869  
Amendment Amount: An additional \$189,768 plus an additional 10 percent contingency of \$18,977 over a three-year period for a Total Board Authorization Amount of up to \$282,745

**II. Background**

In November 2017, the Board of Directors authorized Hudson River Park Trust (“Trust”) to enter into a contract with Carrier Communications Corp. (“Carrier Communications”) in the amount of \$74,000 for a three-year term to provide maintenance services for security cameras installed throughout the Hudson River Park (the “Park”).

Since that time, the number of security cameras and related equipment has significantly expanded. Because cameras and equipment have been installed on a rolling basis, certain warranties have already or will soon expire and there is consequently a need for continuing maintenance services. Carrier Communications has proposed a cost of \$189,768 to extend the original maintenance contract for another three-year period; the increased cost reflects 51 new cameras and corresponding infrastructure since the original contract. The Trust also intends to add new cameras, such as eight new cameras at Pier 57 and other locations throughout the Park, and thus also seeks approval of an additional 10 percent contingency of \$18,977 in order to extend the maintenance service to additional cameras that are installed over the three year period.

**III. Procurement Process**

Pursuant to the Trust’s Procurement Guidelines, the Trust must document why a competitive process is not in its best interest if the amended work exceeds twenty percent of the original contract amount.

As set forth in the November 2017 memorandum to the Directors, the original contract with Carrier Communications was procured pursuant to an Office of General Services (“OGS”) centralized contract whereby Carrier Communications offered camera and installation services suitable for the Trust’s needs. The Trust’s Procurement Guidelines recommend that the Trust use OGS centralized contracts if available over undertaking a competitive procurement process.

Moreover, Carrier Communications has provided excellent service throughout the term of the current contract, including responding to all issues within 24 hours and monitoring the camera network to provide preventative maintenance before issues occur that could affect the reliability of the security camera network. For the foregoing reasons, and because Carrier Communications' proposed price has been evaluated to be fair and reasonable and Carrier Communications continues to be listed as a OGS centralized contractor, the Trust has determined that it is in the best interest of the Trust to extend the existing maintenance contract with Carrier Communications.

#### **IV. Funding**

Funding for this contract is available from the Trust's operating budget.

#### **V. Requested Action**

The Trust requests authorization by the Board of Directors to amend the contract with Carrier Communications Corp. for Parkwide Camera Security Maintenance Services for an additional \$189,768 over a three-year period plus a 10 percent contingency for a Total Board Authorization Amount of up to \$282,745.

Attachment: Resolution

**HUDSON RIVER PARK TRUST – Authorization for Hudson River Park Trust to Amend the Contract with Carrier Communications Corp. for Parkwide Camera Security Maintenance Services for an Additional \$189,768 Plus a 10 Percent Contingency for a Total Board Authorization Amount of up to \$282,745**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 25, 2021, 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 amend the contract with Carrier Communications Corp. for Parkwide Camera Security Maintenance Services for an additional \$189,768 plus a 10 percent contingency over a three-year period for a Total Board Authorization Amount of up to \$282,745; and be it further

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

**For Consideration**  
**March 25, 2021**

To: The Directors

From: Noreen Doyle

Re: Approval and Ratification of the Revised Hudson River Park Advisory Council  
By-Laws

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**BACKGROUND**

Section 15 of the Hudson River Park Act created the Hudson River Park Advisory Council (“Council”). The Hudson River Park Trust (“Trust”) By-laws mandate that the Council By-Laws and any amendments thereto shall become effective upon the affirmative vote of a majority of the Council members and the subsequent approval of the Trust Board of Directors (“Board”). The Council By-Laws were initially approved by the Board in March 2000 and subsequent amendments were approved by the Board in July 2005 and March 2010.

This past year, the Council established a By-Laws Subcommittee to review and revise the Council’s By-laws. The Council voted to approve the revised By-Laws at its February 9, 2021 meeting. As compared to the 2010 By-Laws, the amended version includes adopting: (a) clarified procedures for selecting and removing Community Members in accordance with a defined schedule and other requirements; (b) specific duties for the Council’s officers; (c) extended terms of the Chair and other officers from one year to two years effective as of April 2020; (d) procedures for appointing representatives of the Advisory Council to work on task forces or with other groups and for certain communications; (e) the quorum requirements and other criteria for voting; and (f) a limit on Council membership for Park tenants to no more than 20% of the full Council membership to ensure balance and diversity of membership.

Trust staff has reviewed the Council’s revised By-Laws and agrees that they provide clearer procedures and supports their approval by the Board. The Board has been provided a copy of the Revised Council’s By-Laws and a blackline comparison from the 2010 version.

**REQUESTED ACTION**

The Board is requested to approve and ratify the Revised Hudson River Park Advisory Council By-Laws (dated 2021).

Attachments:

Revised Hudson River Park Advisory Council By-Laws (dated 2021)  
Blackline Comparison of 2021 version from current 2010 version  
Resolution

**HUDSON RIVER PARK TRUST - Approval and Ratification of the Revised Hudson River Park Advisory Council By-Laws**

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**RESOLVED**, based on the materials presented to the Board of Directors at its March 25, 2021 meeting, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves and ratifies the revised Hudson River Park Advisory Council By-Laws (dated 2021); and be it further

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

**For Consideration**  
**March 25, 2021**

**To:** Board of Directors

**From:** Noreen Doyle

**Re:** Approval of Hudson River Park Trust Fiscal Year 2021-2022 Operating Budget

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**REQUESTED ACTION**

The Hudson River Park Trust seeks approval by the Board of Directors of the Trust's April 1, 2021 to March 31, 2022 fiscal year operating budget as presented at the Board meeting on March 25, 2021.

Materials and Attachments:

Proposed Budget  
Resolution

**HUDSON RIVER PARK TRUST - Approval of the Hudson River Park Trust April 1, 2021  
– March 31, 2022 Fiscal Year Operating Budget**

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**RESOLVED**, based upon the materials presented to the Board of Directors of the Hudson River Park Trust at its meeting on March 25, 2021, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the April 1, 2021 – March 31, 2022 fiscal year Operating Budget; and be it further

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

**For Consideration**  
**March 25, 2021**

To: Board of Directors  
From: Noreen Doyle  
Re: Authorization to Contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Route 9A Landscape Maintenance Services

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**I. Contract Summary**

Contractor: Dragonetti Brothers Landscaping Nursery & Florist Inc.  
Proposed Work: Route 9A Landscape Maintenance Services  
Contract Number: G5570; NYS No. D005570  
Authorization Amount: Up to \$1,875,304 over four years

**II. Background**

The landscaped medians and buffers adjacent to Hudson River Park were constructed as part of the redevelopment of Route 9A and are under the control and jurisdiction of the New York State Department of Transportation (“NYSDOT”). Since 2002, the Hudson River Park Trust (“Trust”) has maintained aspects of these landscaped medians and buffers pursuant to an agreement with NYSDOT that provides for the cost reimbursement of designated landscape services.

The Trust seeks approval from the Board of Directors to contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. (“Dragonetti”) to provide landscape maintenance services for the median and buffer areas of Route 9A adjacent to Hudson River Park (the “Services”) for a four year term, subject to NYSDOT continuing to agree to reimburse the Trust for the costs for the services.

**III. Procurement Process**

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for the Services was published in the New York State Contract Reporter and on the Trust’s website for the period December 22, 2020 through January 19, 2021. Eight firms submitted proposals. A selection committee consisting of staff in the Horticulture, Operations and Finance Departments reviewed the submissions and evaluated each firm pursuant to the evaluation criteria set forth in the RFP, including the respondent’s experience and reputation, respondent’s ability to start within the timetable, the proposed fee and cost schedules, and the respondent’s proposed M/WBE plan.

The Trust’s Selection Committee ranked Dragonetti as the most qualified firm to perform the Services. Dragonetti has extensive experience working in New York City, including for the New York City Department of Environmental Protection. Dragonetti provided a fee proposal for Services in the amount of \$468,826 annually, which was the lowest pricing compared to the other respondents. The Trust has also performed a responsibility determination for Dragonetti, including requirements of legal authority, integrity, and past performance, and will review Dragonetti’s financial capacity prior to entering into the contract.



While Dragonetti has determined that it can meet the advertised MWBE subcontracting goals of 30 percent, the Trust will issue a waiver of the 6 percent SDVOB goals as there are only limited subcontracting opportunities given the nature of the work. The contract once executed must also be submitted to the New York State Office of State Comptroller.

**IV. Requested Action**

The Trust requests Board authorization to contract with Dragonetti for the Route 9A Landscape Maintenance Services in an amount of up to \$1,875,304 for a four year term. The Trust will be reimbursed for the cost of this contract work through an agreement with NYSDOT.

Attachment:

Resolution

**HUDSON RIVER PARK TRUST – Authorization to Contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Route 9A Landscape Maintenance Services in an Amount of up to \$1,875,304**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of March 25, 2021, 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 Dragonetti Brothers Landscaping Nursery & Florist Inc. for Route 9A Landscape Maintenance Services in an amount of up to \$1,875,304 for a four-year term; and be it further

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

**For Consideration**  
**March 25, 2021**

To: The Directors  
From: Noreen Doyle  
Re: Authorization to Enter into a Contract with Steven Dubner Landscaping, Inc. for Gansevoort Peninsula General and Marine Construction

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**I. Contract Summary**

Contractor: Steven Dubner Landscaping, Inc.  
Proposed Project: Gansevoort Peninsula General and Marine Construction  
Contract Number: C5260, including Scope of Services for C5280  
Authorization Amount: Base Contract Amount of \$23,817,935 plus 10% contingency for a Total Board Authorization Amount of up to \$26,199,729

**II. Background**

The Gansevoort Peninsula is an approximately 5.5-acre site formerly occupied by the NYC Department of Sanitation. The absence of a historic bulkhead on its edges creates unique opportunities for habitat enhancement and public access to the river. The General and Marine Construction contract will construct the first major phase of the transformation of Gansevoort Peninsula into public parkland. This contract involves constructing the beach, boardwalk, kayak launch, lawn for passive recreation, salt marsh, synthetic turf field, esplanades, paths, plantings and general park amenities. The design developed by James Corner Field Operations has received considerable support by the local community and the public. Construction is expected to begin this spring.

**III. Procurement Process**

In accordance with the Trust's Procurement Guidelines, an advertisement for a Request for Proposals for the Gansevoort Peninsula General Construction contract ("General RFP") was published in the New York State Contract Reporter and on the Trust's website for the period of January 13, 2021 through February 17, 2021. The Trust received four proposals on the submission deadline.

A separate advertisement for a Request for Proposals for the Gansevoort Peninsula Marine Construction contract ("Marine RFP") was published in the New York State Contract Reporter and on the Trust's website for the period of January 15, 2021 through February 26, 2021. The Trust received four proposals on the submission deadline.

Selection committees comprised of members of the Trust's Design/Construction and Legal staff separately reviewed the submissions for the General and Marine RFPs and evaluated each submission according to the identified selection criteria in the RFPs, including the contractor's

experience in providing similar services, the contractor's reputation and references, proposed subcontractors, the proposed project schedule, the contractor's diversity practices and commitment to encouraging MWBE participation, and the price proposal.

After an initial review of the proposals by the selection committees, interviews were conducted with all respondents for both RFPs. Following the interviews, clarifications were issued with the goal of ensuring that all respondents fully understood the scope and other contract requirements. Revised fee proposals were received based on the clarifications.

Based on the submitted proposals, clarifications and interviews, Trust staff determined Steven Dubner Landscaping Inc. ("Dubner") to be the highest ranked respondent for both the General RFP and Marine RFP. Dubner was the only firm to respond to both procurements. After determining that Dubner was the highest ranked firm for both RFPs, the Trust reached out to Dubner to determine whether any cost savings could be identified if Dubner were awarded both contracts. Dubner submitted a proposal with a discounted price contingent upon its being awarded both contracts.

Given that Steven Dubner was the highest ranked firm on both procurements, the proposed additional cost savings, and scheduling and coordination efficiencies gained by combining the two scopes under a single contract, the Trust recommends entering into contract for a two-year term for the identified general construction and marine scope for \$23,817,935. A 10% contingency has been included in the proposed authorization of \$26,199,729 to address any unforeseen conditions that may arise.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. Dubner has committed to meet the M/WBE participation goal of 30%. The Trust will prepare a SDVOB partial waiver prior to entering into the contract as Dubner falls short of the 6% goal.

#### **IV. Funding**

Funding for this contract will be provided from capital budget funds allocated by the City of New York and restricted funds from a settlement agreement between Hudson River Park Friends and NYC Department of Sanitation.

#### **V. Requested Action**

The Trust requests authorization by the Board of Directors to contract with Steven Dubner Landscaping, Inc. for Gansevoort Peninsula General and Marine Construction in an amount not to exceed \$23,817,935 plus a 10% contingency for a Total Board Authorized Amount of \$26,199,729.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization for Hudson River Park Trust to Contract with Steven Dubner Landscaping, Inc. for Gansevoort Peninsula General and Marine Construction in an Amount Not To Exceed \$23,817,935 Plus a 10% Contingency for a Total Board Authorized Amount of \$26,199,729**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 25, 2021, 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 Steven Dubner Landscaping, Inc. for the Gansevoort Peninsula General and Marine Construction in an amount not to exceed \$23,817,935 plus a 10% contingency for a Total Board Authorized Amount of \$26,199,729; and be it further

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

**For Consideration**  
**March 25, 2021**

To: The Directors  
From: Noreen Doyle  
Re: Authorization to Enter into a Contract with Deborah Bradley Construction & Management Services, Inc. for the Pier 97 Shade Structure Fabrication and Installation

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**I. Contract Summary**

Contractor: Deborah Bradley Construction & Management Services, Inc.  
Proposed Project: Pier 97 Shade Structure Fabrication and Installation  
Contract Number: C5400  
Authorization Amount: Base Contract Amount of \$1,340,400 plus 10% contingency for a Total Board Authorization Amount of up to \$1,474,440

**II. Background**

The Pier 97 Shade Structure Fabrication and Installation is the first of several construction contracts associated with transforming Pier 97 into public open space as part of the continued build-out of Hudson River Park (“Pier 97 Project”). This contract involves fabricating the distinctive metal shade structures off-site using advanced machining technology. The shade structures are a major design element of the Pier 97 Project and have a substantial lead time. Contracting for the shade structures prior to engaging a general contractor will give the Hudson River Park Trust (“Trust”) more control over the Pier 97 Project schedule and also ensure a high degree of quality control for these specialty items.

**III. Procurement Process**

In accordance with the Trust’s Procurement Guidelines, an advertisement for a Request for Proposals (“RFP”) for the Pier 97 Shade Structure Fabrication and Installation was published in the New York State Contract Reporter and on the Trust’s website for the period of December 22, 2020 through February 5, 2021. The Trust received six proposals on the submission deadline. A selection committee comprised of the Trust’s Design/Construction staff reviewed the submissions and evaluated each submission according to the identified selection criteria in the RFP, including the contractor’s experience in providing similar services, the contractor’s reputation and references, proposed subcontractors, the quality of the proposal, the proposed project schedule, the contractor’s diversity practices and commitment to encouraging MWBE participation, and the price proposal.

After initial review of the proposals by the selection committee, interviews were conducted with the top ranked five firms. Following the interviews, the Trust issued clarification documents to ensure that respondents clearly understood and priced the contract scope and requirements. The

Trust received revised proposals in response to the clarifications and completed new rankings based on the submitted responses.

Based on the submitted proposals, clarifications and interviews, Trust staff determined Deborah Bradley Construction & Management Services Inc. (“DBC”) to be the highest ranked proposer and recommends entering into contract for a two-year term for the identified scope for \$1,340,400. A 10% contingency has been included in this proposed authorization should there be unforeseen complications in either the manufacturing or installation processes.

DBC has successfully completed a number of projects in Hudson River Park and is a NYS certified MWBE firm. DBC is working with a specialty fabricator, AIP, on the production of the custom structures.

The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract. A SDVOB waiver will also be prepared by the Trust prior to entering into the contract as there are insufficient subcontracting opportunities to meet the 6% goal.

#### **IV. Funding**

It is anticipated that funding for this contract will be provided from capital budget funds allocated by New York State.

#### **V. Requested Action**

The Trust requests authorization by the Board of Directors to contract with Deborah Bradley Construction & Management Services, Inc. for the Pier 97 Shade Structure Fabrication and Installation in an amount not to exceed \$1,340,400 plus a 10% contingency for a Total Board Authorized Amount of \$1,474,440.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization for Hudson River Park Trust to Contract with Deborah Bradley Construction & Management Services, Inc. for the Pier 97 Shade Structure Fabrication and Installation in an Amount Not To Exceed \$1,340,400 Plus a 10% Contingency for a Total Board Authorized Amount of \$1,474,440**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 25, 2021, 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 Deborah Bradley Construction & Management Services, Inc. for the Pier 97 Shade Structure Fabrication and Installation in an amount not to exceed \$1,340,400 plus a 10% contingency for a Total Board Authorized Amount of \$1,474,440; and be it further

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



**For Consideration**  
**March 25, 2021**

To: The Directors  
From: Noreen Doyle  
Re: Authorization to Amend the Contract with Gage Meyer Engineers, PC d/b/a EDG for Pier 40 Roof Engineering Consulting Services

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**I. Contract Summary**

Contractor: Gage Meyer Engineers, PC d/b/a EDG  
Proposed Project: Pier 40 Roof Engineering Consulting Services  
Contract Numbers: A5123  
Amendment Amount: Up to an additional \$188,000 for a Total Board Authorization Amount of up to \$616,008

**II. Background**

In November 2019, the Board of Directors authorized Hudson River Park Trust (“Trust”) to enter into a contract with Gage Meyer Engineers, PC d/b/a EDG (“EDG”) in the amount of \$382,008 (including 10% contingency) to produce construction documents for the reconstruction of the western and eastern portions of the Pier 40 Roof. The Board authorized additional funding in March 2020 for the completion of testing and probes necessary for the continuing development of the design for a Total Board Authorization of up to \$428,008.

The Trust has recently determined that priority repairs are needed at a portion of the ballasted roof at the mezzanine level due to spalling concrete. This section of the roof covers the walkways around the courtyard field on three sides and was not included in the scope of the current roof contract. At the staff’s request, EDG provided a proposal to prepare construction documents to reconstruct the mezzanine level roof as an amendment to their current contract using their experience from the other phases of Pier 40 roof work to inform the design. This scope of work will be bid as a separate construction contract.

**III. Procurement Process**

Pursuant to the Trust’s Procurement Guidelines, the Trust must document why a competitive process is not in its best interest if the amended work exceeds twenty percent of the original contract amount.

The November 20, 2019 memorandum to the Directors set forth the rationale for selecting EDG as a single source procurement, which rationale remains the same for this amendment. A single source procurement is one in which two or more contractors can perform the service required by the Trust, but the Trust selects a specific contractor because of that contractor’s specific expertise, previous experience with current or similar contracts, or expertise with a specific issue. As explained in that November 2019 memorandum, EDG has unique knowledge of the Pier 40

roof's current and prior condition as the engineer for prior phases of roof repairs as well as ready access to drawings and surveys that allowed for cost efficiencies. It is also more efficient to have one engineer preparing the construction drawings for all the roof repairs as opposed to bringing in different engineers that could develop conflicting plans. For the foregoing reasons, because there is a priority need to address the current condition, and because EDG's proposed price has been evaluated to be fair and reasonable, the Trust has determined that it is in the best interest of the Trust to amend the existing contract with EDG for this additional work.

#### **IV. Funding**

Funding for this contract is available from the Trust's capital maintenance budget using restricted funds designated for Pier 40 infrastructure and, as available, New York City capital budget funds designated for Pier 40 infrastructure repair.

#### **V. Requested Action**

The Trust requests authorization by the Board of Directors to amend the contract with EDG for the Pier 40 Roof Engineering Consultant Services for an additional amount of \$188,000 for a Total Board Authorized Amount of \$616,008.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization for Hudson River Park Trust to Amend the Contract with Gage Meyer Engineers, PC d/b/a/ EDG for the Pier 40 Roof Engineering Consultant Services for an Additional Amount of \$188,000 for a Total Board Authorized Amount of \$616,008**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on March 25, 2021, 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 amend the contract with Gage Meyer Engineers, PC d/b/a EDG for the Pier 40 Roof Engineering Consultant Services for an additional amount of \$188,000 for a Total Board Authorized Amount of \$616,008; and be it further

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

**For Consideration**  
**March 25, 2021**

To: The Directors  
From: Noreen Doyle  
Re: Approval of On-Call List of Environmental Consulting Service Firms

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I. **Contract Summary**

Contractor: On-Call List of Environmental Consulting Firms  
Contract No: F5240  
Proposed Work: Environmental Consulting Services  
Approval Amount: Environmental Consulting Services to be no greater than FY 2021-22 approved Operating Budget for Environmental Consulting Services and Subsequent approved Operating Budgets over Next Four Years

II. **Background**

The Hudson River Park Trust (the “Trust”) periodically has a need to engage environmental consulting firms to prepare environmental impact reviews under the State Environmental Quality Review Act; support the Trust’s preparation of environmental permit applications; inspect and develop protocols for appropriate handling or removal of potentially hazardous materials in buried tanks and some older buildings located in Hudson River Park; conduct specialized traffic, historic or other environmental planning activities; and perform other compliance and monitoring services. In order to maintain a list of qualified on-call environmental consulting firms that can support the Trust over the next five years when environmental consulting services are needed, the Trust undertook a competitive procurement process and now seeks approval by the Board of Directors of the staff’s recommended on-call list.

III. **Procurement**

Pursuant to the Trust Procurement Guidelines, the Trust released a Request for Proposals for On-Call Environmental Consulting Services (the “RFP”) on November 10, 2020 and received 27 proposals on the submission due date of December 18, 2020. A selection committee consisting of staff in the Trust’s Legal and Real Estate Departments reviewed the proposals and determined that three were incomplete and therefore unresponsive. The Selection Committee then reviewed the remaining 24 proposals pursuant to the criteria set forth in the RFP: (a) the respondent’s experience in providing environmental consultant services similar to the services described in the RFP over the past five years; (b) the respondent’s experience in preparing environmental review documents under SEQRA and environmental permit applications for other New York State governmental entities (state agencies, public benefit corporations and public authorities) for projects located in New York City; (c) the quality of the respondent’s management and team members to provide the services, reputation, and references; and (d) the proposed fee schedule.

The Selection Committee reviewed all 24 proposals and undertook three individual rankings pursuant to the criteria set forth in the RFP in order to narrow the list while still ensuring that the Trust would have access to the wide range of specialized environmental services that could potentially be required during the contract term. The Selection Committee further established a goal of qualifying both smaller and larger-sized firms to provide choices and opportunities as the need for services is identified:

- For the first round of evaluations, the Selection Committee reviewed the respondents' experience in providing all the environmental services requested, including their work with other governmental agencies and on projects located in New York City, as well as the proposed hourly rates for the proposed project managers. Based on this review, the Selection Committee eliminated the seven lowest ranked respondents.
- For the second round of evaluations, the Selection Committee focused on the remaining 17 respondents' experience related to the characterization of hazardous materials and development of remediation plans as well as the proposed hourly rates, and eliminated another three respondents after this review.
- For the third and final round of evaluations, the Selection Committee reviewed the 14 remaining proposals including the average hourly rates for the services and eliminated the lowest four ranked respondents.

Trust staff recommends that the Board of Directors approve the list of on-call environmental consulting firms set forth below as pre-qualified to provide environmental consulting services to the Trust when needed over the next five-year period. The fees proposed by the firms vary based on the firms' size, location and areas of expertise, and Trust staff found that the proposed hourly rates are consistent with rates paid by the Trust in the past for comparable environmental services, with average billing rates ranging from \$125 per hour to \$250 per hour.

The Trust will only engage environmental consulting firms on an as needed basis and in no case would any individual retainer agreement exceed \$200,000 without prior Board approval.

On-Call List of Environmental Consultants:

AECOM USA, Inc.  
AKRF, Inc.  
Cameron Engineering & Associates, L.L.P.  
Core Environmental Consultants, Inc.  
D&B Engineers and Architects, P.C.  
Henningson, Durham & Richardson Architecture and Engineering, P.C.  
Stantec Consulting Services Inc.  
Tectonic Engineering Consultants, Geologists & Land Surveyors D.P.C.  
VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.  
WSP USA Inc.

Core Environmental Consultants is a New York State-certified MWBE firm. All of the firms on the proposed on-call list provided a robust list of subcontractors to meet the 30 percent MWBE and 6 percent SDVOB goals.

Funds for the individual retainer agreements will be available from the Trust's annual operating budget as approved by the Board of Directors each year.

IV. **Requested Action**

The Hudson River Park Trust requests authorization by the Board of Directors to approve the proposed list of environmental consulting firms for a five-year period on an "as needed basis" and in an amount up to and in accordance with the Trust's annual operating budget.

Attachment:

Resolution

**HUDSON RIVER PARK TRUST – Approval of On-Call List of Environmental Consulting Firms for a Five-Year Period in an Amount Up to and in Accordance with the Trust’s Annual Operating Budget**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting of March 25, 2021, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the following list of on-call environmental consulting firms for a five-year period in an amount up to and in accordance with the Trust’s annual operating budget and that no individual retainer agreement shall exceed \$200,000 without prior Board approval; and be it further

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

On-Call List of Environmental Consultants:

- AECOM USA, Inc.
- AKRF, Inc.
- Cameron Engineering & Associates, L.L.P.
- Core Environmental Consultants, Inc.
- D&B Engineers and Architects, P.C.
- Henningson, Durham & Richardson Architecture and Engineering, P.C.
- Stantec Consulting Services Inc.
- Tectonic Engineering Consultants, Geologists & Land Surveyors D.P.C.
- VHB Engineering, Surveying, Landscape Architecture and Geology, P.C.
- WSP USA Inc.

**For Consideration**  
**March 25, 2021**

To: Board of Directors

From: Noreen Doyle

Re: Authorization to Enter into Lease Agreement with Intrepid Museum Foundation

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**I. Background**

A new lease (the “Lease”) is proposed between Hudson River Park Trust (the “Trust”), as lessor, and the not-for-profit corporation Intrepid Museum Foundation (“Intrepid”), as lessee, with a 30-year term for premises generally located at Pier 86 within Hudson River Park (the “Park”). Intrepid currently operates at the same location under an existing lease that originated in 1982 with the City of New York and was subsequently assigned to the Trust at the creation of Hudson River Park.

Pursuant to the Lease, Intrepid would operate the Intrepid Sea, Air, and Space Museum for museum and certain related ancillary uses consistent with the Hudson River Park Act (the “Act”). In addition to the museum operation, Intrepid will retain and expand open space at Pier 86 as free and accessible to the public, and provide other public benefits to Park users and the broader community that the Park serves through a combination of lease terms and the Intrepid’s own mandates pursuant to its not-for-profit charitable status and educational charter with the State of New York.

A copy of the proposed Lease has been on the Trust’s website since mid-January 2021 at: [https://hudsonriverpark.org/app/uploads/2021/01/HRPT\\_INTREPID\\_LEASE\\_AGREEMENT-Public-Review-Copy-1-13-21.pdf](https://hudsonriverpark.org/app/uploads/2021/01/HRPT_INTREPID_LEASE_AGREEMENT-Public-Review-Copy-1-13-21.pdf). A brief description of the Lease was provided to each Director on January 8, 2021; a copy was made available via email on that date as well.

The Lease permits the operation of a historical, cultural, and educational museum by Intrepid and is in furtherance of the legislative intent of the Act that the Trust plan, design, develop, construct, operate and maintain the Park for public benefit. Intrepid is further a water-dependent use consistent with multiple aspects of the Trust’s mission, as more fully described below. The proposed rental under the Lease is \$1 per year in view of Intrepid’s charitable purpose and other public benefits discussed below.

**II. Disposition by Negotiation, Exemption from Obtaining Fair Market Value**

Inasmuch as the permitted uses under the Lease are within the Trust’s purpose, mission, and governing statute, the Trust is exempted from publicly advertising for bids pursuant to Sec. 2897(6)(c)(v) of the New York State Public Authorities Law (“NYSPAL”) and from obtaining



fair market value pursuant to Sec. 2897(7)(ii) of NYSPAL. In addition, as the Lease is with a not-for-profit organization whose charitable purpose is aligned with and furthers the mission of the Trust, and advances important non-monetary objectives related to history, culture and education, the Trust may, pursuant to the “Guidelines for Revenue Generating Contracts” approved by the Trust’s Board of Directors (the “Board”) on November 20, 2019 (the “Guidelines”), forgo utilizing a public offering and accept less than fair market value.

### **III. Description of the Premises**

The Pier 86 premises under the Lease is identified as Manhattan Block 1107, Lot 30 within Hudson River Park at West 46<sup>th</sup> Street and is situated along the westerly side of 12<sup>th</sup> Avenue in the Borough of Manhattan, New York City.

The premises under the Lease comprises approximately 333,497.50 square feet of land and land underwater. In addition to the leased premises, Intrepid will also license approximately 43,320 square feet of land underwater adjacent and to the north and west of Pier 86 for the docking of vessels.

Pier 86 is a park use pier, and the proposed not-for-profit use by Intrepid conforms with the definition of park use under the Act.

### **IV. Description of Tenant**

Intrepid Museum Foundation is a not-for-profit corporation organized and existing under the laws of the State of New York, having an office at 299 Park Avenue, New York, New York 10017. Lessee is a not-for-profit, educational charitable organization under Sec. 501(c)(3) of the Internal Revenue Code of 1986, as amended, and operates pursuant to the amended charter granted on March 7, 2000 by the Board of Regents of the University of the State of New York, for and on behalf of the State Education Department.

### **V. Description of Use**

Uses under the proposed Lease are restricted to an educational museum, including the docking and exhibition of historic vessels at the pier, and defined ancillary activities. Operation of a food service and gift shop in a portion of the welcome center building located near the base of the pier will be permitted to support museum visitation. The Intrepid will be required to assure and promote free public access to Pier 86 (subject only to security screening), and to provide certain amenities such as shade structures, benches, water fountains, and public bathrooms for public use. In addition, the Intrepid will be required to demolish an approximately 4,020 square foot obsolete chiller plant building on the southwestern portion of the pier deck and convert that space for expanded public access use. The cost of this work is estimated by Intrepid at \$6 million.

## **VI. Term and Rent under the Lease**

The proposed Lease has a 30 year term. The proposed rental under the Lease is \$1 per year in view of the Intrepid's charitable purpose and public benefits provided at the premises.

## **VII. Maintenance Obligations Under the Lease**

Under the Lease, Intrepid will be responsible for all maintenance and repair, whether ordinary or extraordinary, including the pier surface, pier structure and all bulkheads at the premises. In addition, the Intrepid will assume repair responsibility, subject to a cost cap limitation, for the section of the historic bulkhead extending south towards Pier 84 and forming part of the docking slip for the U.S.S. Intrepid. Intrepid will prepare and execute five-year repair plans based on regular inspections to be reviewed and approved by the Trust, and will be required to demonstrate the availability of funding for these capital repairs. The Intrepid will also be obligated for the maintenance and upkeep of the vessels docked at Pier 86.

## **VIII. Justification for Accepting Less Than Fair Market Rent**

The Trust commissioned an independent appraisal of the property for inclusion in the record of the proposed lease transaction in accordance with Section 2897(3) of NYSPAL. The appraised fair market rental value of the Intrepid's leasehold interest under the Lease, and prior to the declaration of the COVID-19 public health emergency and after taking into account all maintenance and repair obligations, is \$190,000. A copy of the appraisal has been available on the Trust's website at: [https://hudsonriverpark.org/app/uploads/2021/02/Pier-86\\_Appraisal.pdf](https://hudsonriverpark.org/app/uploads/2021/02/Pier-86_Appraisal.pdf).

The proposed annual rental under the Lease of \$1 is less than the appraised fair market rent of \$190,000; however, the rental rate is permissible pursuant to Sec. 2897(7)(ii) of NYSPAL and the Guidelines in that the purpose of the proposed lease transfer is within the purpose, mission or governing statute of the Trust and advances important non-monetary objectives. The mission and purpose of the Trust is to "encourage, promote and expand public access to the Hudson River, and to promote water-based recreation, and to enhance the natural, cultural and historic aspects of the river... for residents and visitors..." with the public benefit extending to "all stakeholders including people of the City of New York, the State of New York .... and tourist visitors from across the region, the country and the world." The Act further provides that a purpose of the Park is to "boost tourism and stimulate the economy."

The operation of Intrepid under the Lease will be a major attraction for City and State residents, as well as regional and international tourists. Visitors will benefit from the unique cultural and historical experience of being able to board a vessel that is listed on the National Register of Historic Places and is designated a National Historic Landmark, as well as other museum activities and programs. During the term of the Lease, Intrepid would also maintain existing public open space at Pier 86 at no cost to the Trust, and expand publicly accessible and free open space at Pier 86 by 4,020 square feet at a construction cost of approximately \$6 million.

Intrepid reports that in 2019 it offered free museum admission to approximately 148,000 visitors and 17,500 free passes to the Pier 86 open space. In addition to the benefits described, Intrepid will initiate a 50% discount on the price of museum admission to New York City residents in 2021; such discount will be codified in the Lease.

In addition, Intrepid will continue to offer a variety of veterans support, environmental STEM programming and other educational opportunities for school children and others. According to information provided by Intrepid, in 2019 it provided 161 New York City school and community organizations with free educational programs, targeted services to NYC Public Housing residents, and services to families in transitional housing and those with special needs. A full description of community benefits prepared by Intrepid is available on the Trust's website at: [https://hudsonriverpark.org/app/uploads/2021/02/Intrepid-Museum\\_Community-Benefits-2-17-2021.pdf](https://hudsonriverpark.org/app/uploads/2021/02/Intrepid-Museum_Community-Benefits-2-17-2021.pdf). Further, according to Part III of Form 990 filed by Intrepid with the U.S. Internal Revenue Service for 2019 (in connection with required 501(c)(3) reporting), Intrepid provided educational and public programming for 33,138 individuals which cost \$8 million and for which it received \$758,000 in supporting grants and direct revenue.

Lastly, it should be noted that rent under the Intrepid lease originally granted by the City of New York is \$1 per year in recognition of the museum's contribution to the economy of New York City and its status as a "valued cultural institution." While Hudson River Park is always mindful of its obligations and responsibilities as a financially self-supporting park, the Trust has historically considered additional factors related to the public benefit when determining rent. The Trust currently has seven leases and other occupancy agreements with not-for-profits (not including Intrepid) that provide public benefits at their premises which advance the mission of the Trust. For each such agreement the Trust charges \$1 per year, or requires only reimbursement for utility costs. While most of these organizations are much smaller, with some operated entirely by volunteers, Intrepid will be the only not-for-profit in this group that is fully responsible for building, pier and bulkhead structural repair. Staff believes such responsibility appropriate given the Intrepid's greater financial capacity, while still acknowledging its charitable mission.

The proposed \$1 rent is also consistent with the City's policy of not charging rent for the approximately 55 not-for-profit cultural institutions on City owned land operating under the auspices of City's Department of Cultural Affairs. These cultural institutions include a number of museums with operating budgets as large or larger than Intrepid. The City accepts the value provided by the public programs and services of these not-for-profits as in lieu of traditional rent.

Given the Intrepid's established track record of operating a successful waterfront museum visited (pre-COVID) by 1 million people each year; the value of its extensive free programming for veterans, children and others; its commitment to provide, maintain, and expand public open space in Hudson River Park at Pier 86; its obligations to maintain a historic vessel and National Historic Landmark; and the Trust's current practice of charging similar rent/fees to other not-for-profits advancing the Trust's mission from their premises, staff has determined that there is a basis for the Board to determine that there is no reasonable alternative to the Lease that would

achieve the same purpose and level of benefits and that the \$1 per year rent established previously by the City of New York remains appropriate.

## **IX. Significant Action Review**

Proposed lease agreements of ten or more years are considered “significant actions” under the Act, and therefore are subject to public hearing and comment before finalization and subsequent Board approval.

The proposed Lease was published with a notice for public comment on January 15, 2021 and placed on the Trust’s website at <https://hudsonriverpark.org/notice-of-public-hearing-and-comment-period-for-proposed-intrepid-lease/>. The Public Notice contained links to the proposed Lease. The Trust’s public comment period remained open until March 19, 2021.

As required under the Significant Action process, the Trust also notified Community Boards 1, 2 and 4, local elected officials, and the Advisory Council and published the public hearing and comment notice in the following places: the Trust’s website; The City Record; the New York State Register; The New York Post; and AM New York. Trust staff attended two meetings of the Waterfront, Parks and Environment Committee of Community Board 4 and the Advisory Council to discuss the Lease. On February 17, 2021, the Trust also held a public hearing on the Lease. Several Directors were in attendance at the hearing. Commenters consisting of organizations and individuals provided verbal or written comments during the public comment period. All comments received as part of the Significant Action process, as well as the Community Board 4 resolution, were addressed in the Summary of Comments/Responses that has been provided to the Directors and will be posted on the Trust website.

Additionally, a Notice of Disposition of Real Property by Lease was provided on February 10, 2021 to the New York State (“NYS”) Comptroller, the NYS Division of Budget, the NYS Senate Majority Leader, the NYS Assembly Speaker, the NYS Office of General Services and the NYS Authorities Budget Office in accordance with the requirements of NYSPAL.

Because Intrepid is an existing tenant of the Trust using the same premises in a manner and for a purpose substantially identical to that set forth in the existing lease, the Lease is a Type II action under the State Environmental Quality Review Act.

## **X. Requested Action**

The Trust hereby requests that the Board of Directors approve and authorize the execution of the proposed Lease between the Hudson River Park Trust and Intrepid Museum Foundation, a copy of which has been provided to the Directors and posted on the Trust’s website.

Attachments: Resolution / Response to Comments Summary

**HUDSON RIVER PARK TRUST – Authorization to Enter into Lease Agreement with Intrepid Museum Foundation**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on March 25, 2021, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby approve and authorize the execution of the proposed Lease between the Hudson River Park Trust and Intrepid Museum Foundation; and be it further

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