

HRP AC Meeting Jan 18, 2022

Advisory Council meets quorum at 6:04p and opening remarks are led by Chair Jeffrey LeFrancois. Agenda and Attendance form are shared with instructions to fill out.

October and November 2021 Meeting Minutes were reviewed. Tom Fox asked to revise October 2021 minutes replacing “NYC Ferry “ with “NY Waterway”. Minutes approved unanimously with the one revision from both October and November 2021 minutes.

HRP AC meetings will follow new speaker guidelines. Mary Habtstritt to keep time so meetings don't go too long. Agenda items will have strict time limits.

Robert Atterbury new EVP of HRPT introduced himself. He was greeted in his new office surrounding with a rain storm that leaked into his office at Pier 40. Robert looks forward to expanding HRPT's community engagement, and other responsibilities including supervising the River Project.

Robert Rodriguez also introduced himself as a longtime park expert, having steered the Green Acres program, park acquisition for State of NJ, Liberty State Park Superintendent, and as member of HRPT executive staff of day to day operations will oversee external things like public safety and proper use of the park including horticulture and operations.

Kimberly Quinones was introduced as CFO and EVP. Position filled because Dan Kurtz retired and Noreen was chosen as HRPT President.

Updates were provided for the different projects underway, which can be found online. See Trust report for details: <https://docs.google.com/document/d/1khxsNmzYUxNNAZ-Vs1lWrEBNys9LluUh/edit>

Summaries provided included Chelsea Waterside Park (comfort station opening, dog run closed, tried to keep open as long as possible, will reopen June/July 2022 with field closure when dog run opens), Pier 97 (work on shade structure/rebar) Gansevoort (light installation, ballfield, salt marsh) Tennis court crack repair, and Dog Run refresh at Leroy.

Next, Carrie provided a habitat areas update. Tina Walsh provided an update on education initiatives including a virtual field trip. HRPT will host an open house in March to teachers and educators to learn about how to activate students in the park.

Johanna Garcia from Senator Robert Jackson asked, "How many schools in upper Manhattan participate?"

Focus is on Title 1 schools (students of need, free lunch) federal funding to participate in park programs. Most programs cater to schools nearby and the mission is to strike a balance so schools that cannot afford to visit can afford to visit.

One suggestion was made to use ferries to get to Pier 40. Accessible NYC Ferry system for students versus buses will add water experience to the educational experience.

Compliments from Rob Pirani were given on ESMP science meeting to Carrie and team.

Tom Lindon spoke on upcoming events including a dance festival in June with Joyce Dance at the lawn at Pier 61, Pier 76 August 13th Blues Artists, Submerge Pier 84 in Oct, adding that update on public programs can be found online.

Chris McGann held a water and safety meeting with the HRP AC Safety Committee. Discussion included how to handle more homeless in the park. Now that we are later in the season, there are less visitors in the park due to weather. PEP experienced 294 code blue encounters since Dec 1.

Rashi Puri reviewed boathouse improvements at Pier 26. All HRPK boathouses were termed to end this year, and repairs will be made to each boathouse, including Village Community Boathouse and Pier 26.

Chelsea Piers (CP) lease negotiations: Presentation by Catie Cooper, David Tewksbury and Tom Bernstein, who along with Roland Betts who was absent, have a long standing relationship of 30 years plus with HRPK. David presented reasons why Chelsea Piers is a crucial member of the waterfront and has been around since the beginning encompassing 5 plus blocks on the waterfront.

Chelsea Piers has been significantly impacted by COVID. Goal is to hire local residents, recruiting from Hudson Guild for staff, and to promote from within, and make careers at Chelsea Piers, secure for future generations. One of the constant expenses includes the maintenance of 12,000 wood piles that support the pier.

CP is the park's largest commercial tenant and largest revenue generator, 8.8m this year in rent, or 1/3 of revenue for park, modern lease, with many new opportunities to build revenue.

First lease pre-dates park, lacks standard clauses, casualty restoration, adherence to Park rules and regulations. The financials of the new lease will include an increase in base rent, enhance participation rent, and new rent category related to future capital transactions.

Integration plan was created before the park was complete and now has an enhanced traffic management across entire site.

Base rent - every 2 years CPI increases, new lease will be at the beginning of the lease, payments in lieu of real estate taxes. The discount when they invested has now run its course, full real estate taxes in form of rent to HRPT, percentage rent based on revenue/sales of Chelsea Piers, which will provide a significant bump in revenue to HRPT. 8.8 million now, 3.2 million bump over the past 10 years. CP to provide public improvements that will positively impact other tenants such as banquet business, cruises.

Question was asked regarding bike safety, whereby the current bike lane is narrow and prone to collisions. Will the bike lane be widened to account for the ever increasing traffic and dangerous conditions by CP? Answer: No, won't work for the design. Everything fails if one car blocks bike lane. Comment: too much emphasis on cars and not enough on bikes, public access is not served with 3 lanes of car space and a thin bike lane. Noreen assured HRP AC that efforts were given to provide wider bike lanes but it was impossible due to uses that need space at CP.

Draft lease will be posted and a minimum period of 60 days will be provided for comment, 30 days into the process there will be a public hearing.

Comment: it's a wonderful recreation space. It just needs better thoroughfare. Disappointed and concern that bike lane is not improved.

Short update on work to bring more Citi Bike infill stations in HRP. There is significant demand for more shared cycles. CBs to work together to create more infill stations that reside just outside the park on appropriate city streets near the park. CB2 passed a resolution requesting a study of potential areas between 12th and Little West 12th along West Street and 10th Avenue.

Citi Bike infill stations create HRPK esplanade issues, where bikes are not allowed but in park infill stations make the restrictions confusing for tourist riders who ride by the waterside.

Chelsea Piers is not an option to expand infill stations because stations cannot be under cover, and must be in sunlight. CB4 believes P57 and P59 are viable options.

We need more infill stations for many reasons including 2022 has more occupancies coming online, including a new Pier 57 rooftop park. Also, environmental program space will open, with need to bring visitors by alternative transportation to park.

Report from Mary Habstritt - Safety, worked with HRPT and McGann.

Report from Historic Resources Working Group - Lynne Funk to take over from Tom.

Membership Committee update. Tammy M. will send out memo and link to re-ratify information and desire to stay on the AC. Will review at next meeting.

Message for current membership to solicit new members, build diversity and inclusion. Tammy reached out to BMCC, addressing vacancies. Applications are due Feb 15th, 2022.

New Business – strong desire to add the status of the Heliport and Pier 79 legislation to Feb meeting agenda.

Mary Habstritt kept notes on time and the meeting was adjourned slightly before 8p, a new HRP AC barometer for a successful well-run meeting.