MEETING OF THE
HUDSON RIVER PARK TRUST
BOARD OF DIRECTORS
Pier 40, New York, NY
May 19, 2022 at 4:00 pm
Virtual Meeting via Zoom

DRAFT MINUTES

Directors Present:
Patrick Foster on behalf of Director Seggos (served as Chair)
Vicki Been
Erik Kulleseid
Rose Harvey
Sarah Nielson on behalf of Director Donoghue
Aloysee Heredia Jarmoszuk
Jeffrey Kaplan
Tom Pegues
Idehen (ID) Arueda
Pamela Frederick
Lowell Kern

Appearances:
Hudson River Park Trust
Noreen Doyle, President and CEO
Kimberly Quinones, CFO and Executive Vice President, Finance & Real Estate
Christine Fazio, General Counsel

Also present:
Connie Fishman, Friends of Hudson River Park
Daniel Miller, HRP Advisory Council
The following Resolutions were approved by the Directors in connection with the Hudson River Park Trust May 19, 2022 virtual Meeting of the Board of Directors. The final meeting minutes will be uploaded to the Hudson River Park Trust’s website after the next scheduled Board of Directors’ meeting.

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HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the March 24, 2022 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 March 24, 2022 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.

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HUDSON RIVER PARK TRUST - Authorization to Extend the Terms of Contracts with CH2M Hill Engineering, P.A. and Hunter Roberts Construction Group, LLC for Professional Services Related to Pier 40 Structural Restoration

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on May 19, 2022, 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 extend the term of contract with CH2M Hill Engineering, P.A. for Pier 40 Structural Restoration Engineering through and including March 31, 2023; and be it further

RESOLVED, the Board hereby authorizes the Hudson River Park Trust to extend the term of contract with Hunter Roberts Construction Group, LLC for Pier 40 Structural Restoration Construction Management Services through and including March 31, 2023; and be it further

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

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HUDSON RIVER PARK TRUST – Ratification of and Authorization to Extend the Contract Term with Pentagram Design, Inc. for Parkwide Signage Design Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on May 19, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the extension of the term of contract with Pentagram Design, Inc. for Parkwide Signage Design Services through and including June 30, 2022; and be it further
**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

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HUDSON RIVER PARK TRUST - Adoption of the General Records Retention and Disposition Schedule issued by the New York State Archives and Records Administration as the Document Retention and Disposition Policy of the Hudson River Park Trust

**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on May 19, 2022, a copy of which is filed with the records of the Hudson River Park Trust, the Board hereby adopts *General Retention and Disposition Schedule for New York State Government Records*, effective as of September 2016 pursuant to Article 57-A of the Arts and Cultural Affairs Law (the “*General Retention Schedule*”), as the Trust’s Document Retention and Disposition Policy; and be it further

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

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HUDSON RIVER PARK TRUST – Ratification and Adoption of 2022 Investment Guidelines for Hudson River Park Trust pursuant to New York State Public Authority Law Section 2925 and the New York State Comptroller’s Investment Guidelines for Public Authorities

**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on May 19, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and adopts the Hudson River Park Trust 2022 Investment Guidelines; and be it further

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

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HUDSON RIVER PARK TRUST – Confirmation of Hudson River Park Trust Mission Statement and 2022 Performance Measures

**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on May 19, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby confirm the Hudson River Park Trust Mission Statement and 2022 Performance Measures; and be it further

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

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HUDSON RIVER PARK TRUST – Authorization to Enter into Lease Agreement with Chelsea Piers L.P. and North River Operating Company L.P.

RESOLVED, based on the materials presented to the Board of Directors at its meeting on May 19, 2022, 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 Final Lease between the Hudson River Park Trust and Chelsea Piers L.P. and North River Operating Company L.P.; and be it further

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

[Resolution was approved by all Directors except Director Kern.]

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HUDSON RIVER PARK TRUST - Authorization to Contract with Prestige Stone & Pavers Corp for Parkwide Unit Pavers Restoration for a Total Board Authorization Amount of up to $1,100,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of May 19, 2022, 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 Prestige Stone & Pavers Corp. for Parkwide Unit Pavers Restoration for a three-year term in the amount of $1,000,000 plus a 10% contingency for a Total Board Authorization Amount of up to $1,100,000; and be it further

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

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HUDSON RIVER PARK TRUST – Ratification and Approval of Contract with Dima Productions, LLC for Blues BBQ Festival Event Production Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on May 19, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the contract with Dima Productions, LLC for Blues BBQ Festival Event Production Services for a period of up to five years in a contract amount not to exceed $955,603; and be it further

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

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HUDSON RIVER PARK TRUST – Authorization to Contract with Carson Worldwide, LLC for SUBMERGE Marine Science Festival Event Production Services

**RESOLVED,** based upon the materials presented to the Board of Directors at its meeting on May 19, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the contract with Carson Worldwide, LLC for SUBMERGE Marine Science Festival Event Production Services for a period of up to five years in a contract amount not to exceed $800,960; and be it further

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

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HUDSON RIVER PARK TRUST – Authorization to Contract with AKRF, Inc. for Environmental Consultation Services for Tribeca Habitat Enhancement Monitoring

**RESOLVED,** based upon the materials presented to the Board of Directors at its meeting on May 19, 2022, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the contract with AKRF, Inc. for Environmental Consultation Services for Habitat Enhancement Monitoring for a period of up to five years in a contract amount not to exceed $1,034,273; and be it further

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

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President's Report

It’s finally really and truly Spring outside, and that means that every Department at the Park is in full gear. Seasonal staff in our horticulture and public programs department have come aboard, and flowers have been in bloom across our four mile footprint thanks in part to last year’s joint effort between our Horticulture Department and Hudson River Park Friends and scores of volunteers to plant nearly 40,000 bulbs. Our outdoor concessions have reopened for the season, and our Facilities department is getting ready to turn on the sprinklers in time for Memorial Day, which is amazingly just two weeks away. If you’d like to tour the park with one of us, this is a great time to do it. Your golf cart chariot or bicycle awaits!

Whether or not you join an official tour, if you travel through the park, you will see a great deal of construction going on.

At Pier 97, installation of the Shade Structures is almost complete. Contractors are installing drainage mats and geofoam fill at the future lawn area, and a considerable amount of the required cast-in place concrete has been poured in various areas. The concrete block structural wall for the Overlook is complete and electrical conduits for light fixtures and power receptacles are being installed. The general contractor for the new comfort station expects to begin work at the end of the month.
At Chelsea Waterside, after completing salvage, removal and earthwork operations, the site contractor is presently installing footings, curbs, walls, and site utilities in the Central Area, Overlook and Dog Run areas. We are still on track to open the larger, improved dog run in the summer. The comfort station contractor has completed the foundation and is in the midst of installing subgrade plumbing and electrical utilities associated with the new comfort station. Our Public Programs department has sent notices to field users to inform them that the field will be closing in June to enable construction, and we have prioritized finding alternative locations for youth users at other park fields during construction. We are fortunate that the timing of the new rooftop field at Pier 40 will be able to serve as swing space for these field users.

As you are aware, the Albany County Court has allowed construction to continue at the Gansevoort Peninsula while the Court reviews all papers filed in the Article 78 Petition by petitioner Mariah Lopez. We will certainly inform the Board and the many advocates including the Advisory Council and Community Board 2 when the Court issues its final ruling on that litigation.

In the meantime, Gansevoort is a very busy site. Steven Dubner Landscaping is busy constructing sports field, subsurface infrastructure, boardwalks, pine grove walkways, and final grading. The 13th Avenue promenade work is proceeding well, including the installation of soils, trees, and even some plantings! Now that the in-water construction moratorium has concluded, work on the resilient southern edge and salt marsh on the northern edge is proceeding. EJ Electric has completed sports lighting installation and is beginning lighting installation for the rest of the peninsula. Padilla Construction and all building contractors have mobilized to begin construction of the new restroom building. Trevcon Construction is coordinating with Billion Oyster Project to complete seeding of oyster gabions and reef balls that will be installed near the salt marsh starting in mid-Summer.

Moving back to the northern end of the park, Private Passage by Malcolm Cochran was reinstalled in Clinton Cove on April 26 after a comprehensive restoration in Virginia. It has returned with a new exterior coating, more resilient windows and a fully rehabilitated interior. The conservation team will be on site completing some minor touch up work later in May. This was a very complicated project that also entailed securing approvals from the NYC Public Design Commission and I’d like to thank Kate O’Malley for spearheading this project.

Staff from our Design and Construction departments continues to lead the review of proposals received for the Estuarium design services RFP and tennis court reconstruction RFP and we hope to bring those selections to the Board this summer. The OLIN Studio continues to refine the Pier 26 Science Play Area design based on feedback from the Trust and is completing construction documents later this Spring.

At Pier 40, aside from continuing our comprehensive pile repair program and completing the new rooftop field, we are also out to bid on a project related to replacement of the loading dock roof that rings the perimeter of the courtyard field. We recently installed some safety netting in this area as a protective measure while we explore longer term options for this area. As we advised the Finance Committee recently, now that the pile work is nearing completion along with other infrastructure repairs such as the Phase 3 roof are nearing completion, the Trust will need to assess its priorities for using the balance of the air rights funds as the remaining funds – approximately $18 million – will not suffice for all of the work that staff has identified as needing attention.
The Trust is also working with two outside projects that affect the Park. Staff is coordinating with the construction and development team for 550 Washington Street, the new Google building across from Pier 40, on the phasing and construction plan for the new crosswalk. Subject to that work receiving permits from the State and City Departments of Transportation, work is likely to occur in early Fall, though we may approve certain early work for site efficiencies, especially given the anticipated adjacent tennis court work.

Last, the staff has been coordinating with Vornado, which is planning to convert Pier 94 into film and TV studio space. Pier 94 is not within the Park’s boundaries. As part of the approved ULURP some years ago, Vornado is obligated to build public restrooms and a community amenity room on their property, but bordering Clinton Cove. Vornado has been coordinating with the Trust and Community Board 4 about the desired amenities which design must ultimately be approved by NYC.

Are there any questions on Design and Construction matters?

I will now turn to updates on some other Park activity.

Last month, staff coordinated the delivery and installation of an additional composter to support the growing amount of food scraps that the Park collects through our Community Composting Program. Hudson River Park Friends secured a grant from the NYS Pollution Prevention Institute that helped support purchase of the new composter which has a vessel rotating barrel system that can handle up to 2000 pounds of food scraps per day. The grant also supported the purchase of new compost bins. The Trust has installed the new bins with reflective park decals promoting the growing compost program throughout the Park. We have also posted educational information about composting and its benefits on the fence surrounding the machinery north of the heliport.

The Trust and Friends have been very engaged with volunteer events this Spring. Friends and our Horticulture Department work together closely to host both corporate volunteers and dedicated individual gardeners known as the Green Team, and the Park has come to rely heavily on the work these volunteers do to support our garden beds and habitat area. Recently, a group of volunteers from Turner Construction even repainted the courtyard tunnel at Pier 40 as part of our Spring Cleaning program.

We are excited to announce that the 2022 Hudson River Park events schedule has been announced, and that it includes over 260 free events from May to October. Our arts and cultural programming includes a mix of new series combined with returning foundational events. We continue to highlight the diversity of people and places in and around the Park, bringing new performers and styles to different locations, all while working collaboratively with community organizations to support their performances, and introducing new ways of experiencing Hudson River Park.

In addition to the return of the Blues BBQ Festival on August 13 this year on Pier 76, highlights include the return of Hudson River Dance Festival on June 9 & 10 at Pier 63 featuring performances by dance companies curated by the Joyce Theater with generous donation from the SHS Foundation; Hudson RiverKids on Mondays at Pier 25 and Thursdays at Pier 63; Dance on Tuesdays featuring Sunset Salsa in June and Afro-Caribbean dance in July -- both at Pier 76 -- and Bollywood & Bhangra in August at Pier 84; Jazz at Pier 84 in collaboration with the Jazz Foundation of America every other Wednesday in June, July and August; Sunset on the Hudson concerts on Friday nights at Pier 45 throughout the season and Healthy on the Hudson, sponsored by lululemon, on Mondays through Fridays at multiple
Pier locations throughout the Park. The Trust will also be hosting Bicycle Skills 101 in collaboration with Bike NYC, once a month in May through August at Pier 76.

A complete listing with dates and times is now on our website at hudsonriverpark.org/events. While you’re there, please take a moment to explore our updated website home page, which allows us to feature more of the park’s beauty, amenities and activities.

Our River Project is also gearing up for a busy season of hands-on environmental science, with opportunities for all ages to discover and engage with the Estuarine Sanctuary and unique riverfront environment. The Wetlab will reopen for the 2022 season on Thursday, June 2 and we will be celebrating the occasion with the Meet the Fishes event from 4 to 7 PM, when we will welcome the public into our research aquarium and offer guided tours of the wildlife we've collected so far this year.

Following Meet the Fishes, the Wetlab will continue to open for free to the public on a regular basis, with Wetlab Look-ins offered Tuesdays and Thursdays from 3 to 6 PM from June to October, and additional weekend hours from July to September. We thank our Facilities Department for the Work they did to help ready the space for more students this year.

We're very happy to be bringing back one of our all-time most popular programs, Big City Fishing, starting in July. The Trust supplies the rods, reels, bait and instruction and the public gets to learn catch and release fishing from our staff. We’re also bringing back the Ask a Scientist series, which welcomes guest STEM experts for humorous and informative talks followed by a live Q&A opportunity for our guests. And of course, we’re also excited for the SUBMERGE Marine Science Festival scheduled for October 14 and 15 and Pumpkin Smash scheduled for November 5, both at Pier 84.

On May 7, the River Project hosted a shoreline cleanup as part of Riverkeeper’s 11th Annual Sweep. Volunteers worked together to remove debris and conduct a macroplastics survey along the shoreline south of Pier 76. The data collected during the cleanup supports the Park’s ongoing research of marine plastic pollution and educates the local community about the importance of reducing plastic waste.

On the same day, the Park participated in the Municipal Art Society of New York’s Jane’s Walk NYC. Park educators conducted a tour of the Compost Center at 34th Street. Visitors were shown the biodegradation process of large-scale composting, featuring the Park’s new industrial composter. Participants learned about the environmental benefits of composting and healthy plant beds as well as how they can be involved in the Park’s sustainability efforts.

The Park was honored to host Governor Hochul, Mayor Adams, Congressman Nadler, Senator Hoylman, and Council Member Bottcher and many community members and partners at the opening of the Pier 57 rooftop park on April 18. Many of you were there as well, and I thank you for that! This new park space is currently open from 7AM-10PM, seven days a week and we are very pleased to tell you that the new open space has been very popular. As you know, the ground floor spaces – including the Park’s River Project classroom, food hall and public “living room” – are expected to open in the fall.

In addition, the annual financial audit for FY 22 is currently underway and our auditors, EFPR Group, expect to produce completed audited financials on or about June 15, 2022. As we do every year, the Trust will schedule a meeting with the Audit Committee so that EFPR Group can provide an overview
of the audited financial statements in late June before the final audit statement is posted on the Trust website.

Are there any questions about the Trust’s finances or anything else that I reported on today?

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At the start of the meeting, Daniel Miller presented the Advisory Council report that focused on safety, including bicycle and pedestrian safety around Chelsea Piers that was the basis of the Advisory Council’s comment letter on the Proposed Chelsea Piers’ lease. At the end of the meeting, Connie Fishman provided the Hudson River Park Friends that focused on fundraising events and its $800,000 sponsorship of the Trust’s summer of events season for this year and the following year.

There being no further business, the meeting adjourned at 5:05 pm.