

**MEETING OF THE  
HUDSON RIVER PARK TRUST  
BOARD OF DIRECTORS  
Pier 57, Discovery Tank Classroom  
25 11<sup>th</sup> Avenue  
New York, NY**

**October 3, 2023 at 4:30 pm**

**MINUTES**

**Directors Present:**

Meera Joshi (served as the Chair)  
Sarah Neilson  
Rose Harvey  
Michael Pastor  
Jeffrey Kaplan  
Pamela Frederick  
Andrew Williams (on behalf of OPRHP)  
Antonia Pereira (on behalf of NYSDEC)  
Michael Kuh (arrived for last corporate action)

**Appearances:**

Hudson River Park Trust  
Noreen Doyle, President and CEO  
Kimberly Quinones, CFO and EVP, Finance & Real Estate  
Robert Atterbury, EVP of Park Relationships and Programs  
Robert Rodriguez, EVP of Park Management  
Christine Fazio, General Counsel  
Kevin Quinn, SVP of Design and Construction

**Also present:**

Issac-Daniel Astrachan, Advisory Council  
Connie Fishman, Friends of Hudson River Park

With a quorum being present, Chair Joshi called to order the October 3, 2023 meeting of the Hudson River Park Trust Board of Directors.

The Chair began by explaining that the meeting was being recorded and would be posted on the Trust's website, and a stenographer would provide a transcript.

She stated that the Directors had received the Agenda materials in advance of the meeting and were free to ask questions or comment at any time on the action items submitted for approval but that questions or comments from the audience would not be entertained at the meeting. She further noted that the Board memos and resolutions on today's agenda had been posted on the Trust website in the link entitled Board Meetings, Bylaws and Other Materials under Board Agendas and Minutes and thus are available to the public.

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The Chair then stated that there are seven items on the Consent Agenda: 1) Approval of Minutes and Ratification of the Actions Taken at the June 20, 2023 Meeting of the Hudson River Park Trust Board of Directors; 2) Authorization to Contract with TGI Office Automation for Copier Leasing and Maintenance Services; 3) Authorization to Extend Contract Terms for WL Concepts & Production, Inc. and Top & Bottom Wear for On-Call Logoed Seasonal Uniform Components Services; 4) Ratification and Approval of Extension of Contract Term with Abel Bainnson Butz, LLP for Chelsea Waterside Park Phase 2 Design Services; 5) Ratification and Approval of Extension of Contract Term with Gilbane Building Company for Pier 26 Construction Management Services; 6) Ratification and Approval of Extension of Contract Term with Deborah Bradley Construction & Management Services, Inc. for Pier 97 Shade Structure Fabrication and Installation; and 7) Ratification and Approval of Extension of Contract Term with County Fire, Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems.

The Chair then called for a motion to approve all of the items on the Consent Agenda. The following seven Resolutions were unanimously approved by the Directors.

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the June 20, 2023 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 June 20, 2023 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 Contract with TGI Office Automation for the Leasing of Printer/Copier/Scanning Equipment**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on October 3, 2023, 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 T&G Industries d/b/a/TGI Office Automation for the Leasing of Printer/Copier/Scanning Equipment and Related Maintenance Services over a five-year period for a contract amount of \$73,740, plus a 15 percent contingency, for a Total Board Authorization Amount of up to \$84,801; 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 – Extension of Contract Terms for On-Call Seasonal Uniform Components Services with WL Concepts & Production, Inc. and Top & Bottom Wear**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of October 3, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the extension of the contract terms for On-Call Seasonal Uniform Components Services with WL Concepts & Production, Inc. and Top & Bottom Wear by up to an additional six months; 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 and Approval of Extension of Contract Term with Abel Bainnson Butz, LLP for Chelsea Waterside Park Phase 2 Design Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on October 3, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the Hudson River Park Trust's extending the term of the

contract with Abel Bainnson Butz, LLP for the Chelsea Waterside Park Phase 2 Design Services by up to one additional year; 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 resolutions.

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**HUDSON RIVER PARK TRUST – Ratification and Approval of Extension of Contract Term with Gilbane Building Company for Pier 26 Construction Management Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of October 3, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the Hudson River Park Trust's extending the term of the contract with Gilbane Building Company for Pier 26 Construction Management Services by one year, through July 31, 2024; 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 and Approval of Extension of Contract Term with Deborah Bradley Construction & Management Services, Inc. for Pier 97 Shade Structure Fabrication and Installation**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of October 3, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the Hudson River Park Trust's extending the term of the contract with Deborah Bradley Construction & Management Services, Inc. for Pier 97 Shade Structure Fabrication and Installation by an additional one year, through May 31, 2024; 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 Extension of Contract Term with County Fire, Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of October 3, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the Hudson River Park Trust's extending the term of the contract with County Fire, Inc. for Parkwide Monitoring, Inspection, Repair and Maintenance of Fire Alarm Systems by an additional four months; 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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Chair Joshi then proceeded with the corporate actions, introducing the first item: Approval of List of On-Call Architecture and Engineering Services Firms.

President Doyle began by stating that Trust staff had identified a need to retain one or more on-call architecture and engineering firms to support periodic small- and medium-scale "capital maintenance" projects, such as reconstruction of building components, conducting building assessments, and potentially space planning.

In accordance with the Trust's Procurement Guidelines, an advertisement for the On-Call Architecture and Engineering Services RFP was published in the New York State Contract Reporter and the Trust's website between the period of June 2, 2023 and July 10, 2023 and the Trust received nineteen proposals by the submission deadline. A selection committee comprised of Trust staff reviewed the submissions and evaluated each according to the identified selection criteria in the RFP and then interviewed seven respondents. The selection committee determined that Marvel Architects, H2M Architects, and Nelligan White Architects each offered well-qualified teams and proposed favorable hourly rates for the desired on-call services.

The Trust seeks to enter into three separate on-call contracts with each firm for a four-year term. All three firms have extensive experience providing similar services for government agencies, including numerous New York City and New York State agencies and public benefit corporations, such as the New York City Department of Design and Construction and the New York State Dormitory Authority.

President Doyle then requested Board authorization to enter into three separate contracts with Marvel, H2M, and Nelligan for On-Call Architecture and Engineering Services for an aggregate Total Board Authorization Amount of up to \$2,000,000 over the four-year period. Initially, each contract would be funded with \$200,000 based on the current adopted budget. Based

on project needs, additional funding for the contracts will be identified through the capital maintenance portion of the Trust's annual operating budget as may be approved by the Board of Directors each year.

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

**HUDSON RIVER PARK TRUST - Authorization to Contract with (1) Marvel Architects, Landscape Architects, Urban Designers, PLLC; (2) H2M Architects, Engineers, Land Surveying and Landscape Architecture, D.P.C.; and (3) Nelligan White Architects, PLLC for On-Call Architecture and Engineering Services for an Aggregate Board Authorization Amount of up to \$2,000,000**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of October 3, 2023, 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 enter into three separate contracts each for a four-year term with: (1) Marvel Architects, Landscape Architects, Urban Designers, PLLC; (2) H2M Architects, Engineers, Land Surveying and Landscape Architecture, D.P.C.; and (3) Nelligan White Architects, PLLC for On-Call Architecture and Engineering Services for an Aggregate Total Board Authorization Amount of up to \$2,000,000 over the four year period; 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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Chair Joshi moved onto the second item before the Board: Authorization to Contract with LoDuca Associates, Inc. for Pier 45 Decking and Framing Repair.

President Doyle began by stating that the Trust has identified the need to undertake a reconstruction project on the wood decking along the southern and western sections of Pier 45. The current decking and beams were installed in 2001 and are reaching the end of their intended service life.

To address this issue, an advertisement for the Pier 45 Decking Framing and Repair Request for Proposals (RFP) was published in the New York State Contract Reporter and on the Trust's website for the period of July 31, 2023, to August 31, 2023, and the Trust received five proposals by the submission deadline.

A selection committee comprised of Trust staff reviewed the submissions and evaluated each submission according to the identified selection criteria in the RFP. Interviews were conducted with the top three ranked firms. Based on the submitted proposals and interviews, Trust staff determined LoDuca Associates, Inc. to be the highest ranked respondent. LoDuca has completed work for a number of municipalities in the State including for State Parks.

President Doyle therefore requested authorization from the Board to enter into a contract with LoDuca Associates, Inc. for the Pier 45 Decking Framing and Repair project in an amount not to exceed \$1,133,000 plus a 10% contingency allowance for a Total Board Authorized Amount of up to \$1,246,300. Funding for this contract will be provided from discretionary capital budget funds allocated by the City of New York through the City Council.

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

**HUDSON RIVER PARK TRUST – Authorization for Hudson River Park Trust to Contract with LoDuca Associates, Inc. for Pier 45 Decking Framing and Repair**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on October 3, 2023, 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 LoDuca Associates, Inc. for the Pier 45 Decking Framing and Repair in an amount not to exceed \$1,133,000 plus a 10% contingency for a Total Board Authorized Amount of up to \$1,246,300; 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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Chair Joshi moved onto the third item before the Board: Authorization to Amend Contract with Kelco Construction Inc. for Pier 97 General Construction.

President Doyle began by stating that at the June 2021 meeting, the Board authorized the Trust to contract with Kelco Construction, Inc. for the general construction of Pier 97. The scope of work generally includes installation of a distinctive new playground, multipurpose activity field, flexible gathering space, sun lawn, belvedere, overlook, sunset deck, unit paved pathways, and lush plantings.

President Doyle explained that construction of Pier 97 is nearing completion, and staff expects to be able to open the pier to the public later this fall. However, staff has identified a need to change the structural design of the planned wood decking on a portion of the pier to accommodate the vehicles that will need to access the pier periodically without risk of damage to the surface. To increase the load bearing capacity and durability of the Pier 97 wood decking at the western end of the pier, additional joists and footings will be added to reduce the span of the deck boards. To minimize the cost impact, the wood decking finish at the flexible gathering area in the center of the pier has been changed to concrete unit pavers of the same type used elsewhere in the project. The NYC Public Design Commission has reviewed the proposed material change.

Consequently, President Doyle requested authorization from the Board to amend the Kelco contract for Pier 97 General Construction by adding \$600,000 for a Total Board Authorized Amount of up to \$25,029,670. Funding for this amendment is available from New York State and the Trust's restricted funds generated from the sale of transferable development rights.

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

**HUDSON RIVER PARK TRUST – Authorization to Amend the Contract with Kelco Construction, Inc. for the Pier 97 General Construction**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on October 3, 2023, 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 Kelco Construction, Inc. for the Pier 97 General Construction by adding an additional \$600,000 for a Total Board Authorized Amount of up to \$25,029,670; 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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Chair Joshi moved onto the fourth item before the Board: Adoption of SEQRA Findings and Authorization to Consent to Office of General Services' Issuance of Permanent Easement to Amtrak for the Hudson Tunnel Project.

President Doyle began that the Hudson River Park Act, as amended in 2018, authorizes the alienation of a portion of Hudson River Park for the granting of a permanent vested easement for the Hudson Tunnel Project, subject to the Trust's approval. Pursuant to the Public Lands Law, the



New York State Office of General Services is authorized to issue such permanent easement on behalf of New York State and its agencies. OGS has prepared a proposed Indenture to be issued to the National Railroad Passenger Corporation, also known as Amtrak, that would authorize the construction and operation of a new rail tunnel within a below-grade permanent easement in the land and water portions of the Park between West 29th and West 30th Streets, and State Parks and the NYS Department of Environmental Conservation, which each have ultimate jurisdiction over the relevant underlying property, have each provided their consent. The Tunnel will be located at a depth of between 25 and 45 feet.

The Trust staff has negotiated for various access and construction rights and other terms associated with its consent to the permanent easement as more fully described in the Board memo. However, before the Board may consider the requested consent to OGS's proposed Indenture and associated Consideration Agreement, President Doyle explained that the Trust's Board must first adopt the Trust's SEQRA Findings.

President Doyle explained that a combined Final Environmental Impact Statement and Record of Decision for the Hudson Tunnel Project was prepared and issued in accordance with the National Environmental Policy Act, with the Federal Railroad Administration serving as the lead federal agency and New Jersey Transit Corporation and the Port Authority of New York and New Jersey serving as joint lead agencies. The combined FEIS and ROD were issued on May 28, 2021 and were reviewed by the Trust's staff.

The FEIS identified the potential for adverse impacts within the Park, including impacts to the historic Bulkhead, to aquatic species located in the Estuarine Sanctuary, and to the Park itself during construction. The FEIS also identified various mitigation measures that would be implemented to minimize such impacts, including but not limited to preparation and implementation of both a Construction Protection Plan and a Bulkhead Protection Plan for use during construction of the new tunnel and use of cofferdams and turbidity curtains to minimize in-water impacts.

As addressed in the SEQRA Findings Statement previously shared with the Board, the Trust staff has considered the facts and conclusions in the FEIS and ROD and has weighed and balanced the relevant environmental impacts with social, economic and other considerations and has determined that the FEIS meets the requirements of SEQRA, including the SEQRA regulations set forth in 6 NYCRR Part 617, and that the adverse environmental impacts disclosed in the FEIS

and relevant for the Park will be minimized by the mitigation measures proposed for the Hudson Tunnel Project to the maximum extent practicable.

Consequently, President Doyle requested the Board to authorize the adoption of the Trust's SEQRA Findings Statement.

Chair Joshi asked if there were any questions or comments. Director Frederick asked when construction would begin and Chair Joshi asked if there would be additional park protection measures. President Doyle explained construction was expected to begin December 2024 or early 2025 and the Trust would still be preparing a construction permit that will include bulkhead and construction protection plans. There being no further questions, upon a properly called motion, the following resolution passed unanimously.

#### **HUDSON RIVER PARK TRUST – Approval of SEQRA Findings for Hudson Tunnel Project**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on October 3, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the State Environmental Quality Review Act Findings Statement prepared by the Hudson River Park Trust for the Hudson Tunnel Project; 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 Doyle then addressed the details of the proposed Indenture prepared by the New York State Office of General Services (OGS) for the below-grade easement. She explained that it would provide Amtrak with an approximately 150-foot-wide easement area below the surface of both the Park's water area east of the United States Pierhead Line and the adjacent upland area located between the bulkhead and the Route 9A bikeway, both through New York State-owned parcels. The permanent easement would allow for the construction and operation of the new Hudson Project rail tunnel to be located about 25 to 45 feet below the surface of the Park. The Trust would not be permitted to construct any buildings over the easement area.

The proposed Indenture requires Amtrak and its contractors to maintain commercial general liability insurance naming New York State and the Trust as additional insured and to indemnify the State and the Trust from any property damage or injuries to persons related to the Hudson Tunnel Project. At the Trust's request, OGS has added an exhibit to the proposed Indenture that identifies specific requirements to protect the Park and its design and operations:

- Prior to commencing tunnel construction, Amtrak must obtain a separate construction permit from the Trust that incorporates appropriate construction and bulkhead protection plans. Additionally, Amtrak will be required either to restore the area temporarily affected by construction to a condition and standard identified in plans prepared by the Trust or to provide funding to the Trust in lieu thereof;
- Amtrak must seek a work permit from the Trust for any maintenance work that may be required in the easement area after the rail tunnel is in operation;
- Amtrak must comply with a Bulkhead Impact Agreement that will be prepared pursuant to the Section 106 Programmatic Agreement of which the Trust is a signatory that will require Amtrak to provide long-term maintenance of a defined section of the historic bulkhead.
- The Trust will retain the right to construct, replace and maintain typical park uses and materials over the easement without requiring Amtrak's advance approval if within established parameters, including that Trust work is no deeper than five feet and the maximum net allowable surcharge load is less than 500 pounds per square foot.

President Doyle explained that the Trust staff is satisfied that these additional requirements will protect the interests of the Park and allow the Trust to build, operate and maintain typical park open space uses over the easement area in a manner consistent with other open space areas of the Park.

Separately, Amtrak and the Trust have worked together to prepare a proposed Consideration Agreement, which form of agreement has also been shared with the Board, which would require Amtrak to pay the Trust \$8,670,500 prior to commencing construction of the Hudson Tunnel Project as compensation for the Amtrak requirements affecting the Park within the easement area based on an independent professional evaluation of the affected property area.

President Doyle further noted that while the Act provided the Trust with the right to enter into a lease agreement with Amtrak for a lease term equivalent in length to that of its master lease with New York State, the issuance of such a lease agreement is not a requirement of the Act and would be duplicative of the rights and obligations placed on Amtrak by the Trust through the proposed Indenture prepared by OGS and the compensation to be paid to the Trust under the proposed Consideration Agreement. The Trust does not itself own any real property, so the OGS Indenture from the relevant State agencies is required regardless. Recording two separate agreements purporting to convey similar rights to Amtrak for the same right-of-way area would be highly unusual and could create confusion. Accordingly, the Trust staff believes it is in the Trust's best interest to consent to OGS's issuance of the proposed Indenture that includes the necessary terms that protect the Park and the Trust.

President Doyle then requested approval by the Board for the Trust to, first, consent to OGS issuing the proposed Indenture for the permanent easement to Amtrak for the Hudson Tunnel Project and, second, to enter into the proposed Consideration Agreement.

Chair Joshi asked if there were any questions or comments. A few Directors asked if there would be additional funding and President Doyle explained that Amtrak would also pay a fee for use of the temporary workspace during construction and that Amtrak and the Trust will also enter into a bulkhead maintenance agreement; Ms. Fazio added that there may be future work permits that also would require a fee for the temporary occupancy of Park property in the long term future. Director Harvey asked about the maintenance over the Tunnel after construction and President Doyle explained that that the Hudson River Park Act requires Amtrak to restore per plans developed by the Trust, but such plans have not yet been developed. Director Kaplan asked if there are any permanent shafts left in the Park for Amtrak to access the Tunnel for maintenance and Ms. Fazio responded no manholes or shafts are planned for the Park; the entry for maintenance purposes would be from the Hudson Yards. There being no further questions, upon a properly called motion, the following resolutions passed unanimously.

**HUDSON RIVER PARK TRUST – Approval of Office of General Services' Issuance of Proposed Indenture for the Permanent Easement for the Hudson Tunnel Project**

**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on October 3, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the issuance by the Office of General Services on behalf of New York

State of the proposed Indenture to the National Railroad Passenger Corporation, also known as Amtrak, providing a permanent easement below the surface of Hudson River Park between West 29th and 30th Streets for the construction and operation of the Hudson Tunnel Project; 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 – Approval of Consideration Agreement with National Railroad Passenger Corporation**

**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on October 3, 2023, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Trust to enter into the Consideration Agreement with National Railroad Passenger Corporation in which the National Railroad Passenger Corporation will pay the Trust \$8,670,500 as consideration for the Trust's consent to New York State's issuance of the below grade permanent easement necessary for the Hudson Tunnel Project; 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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Chair Joshi then asked President Doyle to present the President's Report.

President Doyle commenced her address with the most significant news of the day - the inauguration of the new park areas at Gansevoort Peninsula. A beautiful day marked the occasion, ideal for enjoying the beach. Among the notable attendees were Deputy Mayor Joshi, representing Mayor Adams, Commissioner Donoghue, Pam Frederick, Rose Harvey, and ID Aruede from the Board. Governor Hochul and Manhattan Borough President Mark Levine, along with hundreds of others, graced the event with their presence.

She acknowledged and expressed gratitude to a multitude of individuals and entities who played pivotal roles in making this project a reality. This included the design team led by Field Operations as architects, Gilbane and Invictus, the construction managers, the Whitney Museum for contributing *Day's End*, government partners such as DEC, State and City Parks, elected officials, Community Board 2, Advisory Council, Hudson River Park Friends, Madelyn Wils, the

Park's long-standing advocates, dedicated staff members, and the unwavering commitment of Kevin Quinn and Tom Adams.

Despite the challenges posed by inclement weather, including heavy rain leading up to the event, President Doyle noted that the rain had indeed slowed some on-site tasks, like the completion of the dog run and the shared service road with the Fire Department. These remaining elements are set to be finalized before the end of the month, with the park building following suit. She commended the dedication of the construction managers, Kevin Quinn and Tom Adams, contractors, Con Edison, Robert Rodriguez, Christina Singh, Dwayne Cremona, Matt Post, Robert Atterbury and numerous staff members who worked tirelessly, even during the rainy weekend, to ensure the park was ready for the grand opening. She also expressed her appreciation to Connie Fishman, Cheryl Herman, Julie Goldberg, Ted Doyle and others for the effort put into creating a historical photos exhibit on site at Gansevoort and a new photo gallery section on the Park's website, providing a visual narrative of the transformation of the Hudson River Park area.

President Doyle shared that news stories have begun to emerge, citing a headline from *Time Out* that described Gansevoort Peninsula as a destination that "will blow your mind." The reporter highlighted various features, including an ecological salt marsh and 20 million juvenile oysters in the water, emphasizing the positive environmental impact of the project. Furthermore, she mentioned the recent article from the New York Times published on September 13 praising the overall achievement of the park over 25 years and the effect it has had on investment in the surrounding area. The article showcased residential, commercial, and cultural developments along the Park's corridor. The article also included lots of beautiful pictures of the Park and a listing of points of interests.

Looking ahead, President Doyle detailed ongoing projects, including the anticipated opening of Pier 97. She explained that fencing and railings are being installed at various locations around Pier 97 and all trees and shrubs have been installed. All play equipment has been installed and the contractor is preparing to install the safety surface. Installation of concrete unit pavers is complete on the west half of the pier and is continuing to the east. Work on the new restroom/maintenance building is also progressing with over half of the structural concrete walls complete and the remaining wall to be completed in the following weeks. The building will open at a later date than the pier open space.

Meanwhile, construction at the Pier 26 Science Playground is proceeding well, with unique sturgeon play equipment from Denmark being installed. She encouraged people to take a look through the fencing at this distinctive feature. Alpine is now finishing fencing footing installation and is preparing to install site safety surfacing. They will then follow with installation of fencing, other site furnishings and landscaping. She explained that the Trust expects to have the Science Play Area opened to the public later this fall too.

President Doyle also noted that the Design Team for the Estuarium is working on building concepts and strategies for using Hudson River water in the exhibits. The Trust and Design Team staff recently met with DEC to address the water strategies as well and the Trust will be returning to meet with the community shortly to catch people up on the work that has been underway.

She reported that construction of four interim pickleball courts near 34th Street, south of Pier 76, is underway, with paving and fencing completed, and a colored playing surface set to be installed soon. Regarding the West 29th to West 46th Street Landscape and Esplanade, President Doyle noted that the Trust released an RFP for Design and Related Consultant Services on June 29. Eight proposals were received on the submission due date of August 21 and are currently under review. Trust staff will recommend the highest ranked proposals for interviews by the Design Committee. The goal is to have a recommendation for the full Board to approve at the December Board meeting. Community engagement for this area is expected to begin in early 2024.

President Doyle continued by highlighting the significant work of the newly established Pier 76 Task Force, a forum that has been meeting since July to consider the long-term future of Pier 76. The Task Force members include Trust Directors, local elected officials, representatives from Community Boards 1, 2, and 4, the Advisory Council, and a representative from Hudson River Park Friends. She explained that the Task Force has been supported by expert facilitators including Carl Weisbrod, Kristina Pecorelli from HR&A, and Lisa Switkin and James Tenenhaus from Field Operations. President Doyle noted that discussions have progressed rapidly, building upon earlier efforts during the 2020 Task Force process, which had been interrupted by the COVID-19 pandemic. She emphasized that numerous changes have occurred since then, including Pier 76's transition from a tow pound facility and the evolving challenges facing Manhattan's office market.

She underscored the constructive and respectful nature of the Task Force's discussions, emphasizing their shared interest in the Trust's dual missions - to create exceptional public open

spaces while also generating the revenue required to support the overall park from this park/commercial pier as intended by the Act. Updates on the Trust's projected financial needs, a vision paper on affordable housing presented by Community Board 4, a comprehensive assessment of Pier 76's existing condition by Kevin Quinn, and discussions on revenue-generating uses that can coexist with high-quality public spaces have been key points of focus. The last scheduled Task Force meeting is set for October 26, after which some recommendations for the State, City, and Board can be further explored to make redevelopment of the Pier viable.

Moving on, President Doyle informed the Board of the RFP (Request for Proposals) released on August 22 for Marine Uses at Hudson River Park's Pier 40 with proposals due on October 5. The existing permit with Hornblower is set to expire at the end of the year. The Trust seeks to sign permits with one or more entities for the large berths on the north and west sides of Pier 40 for eligible water-dependent uses, such as vessels offering sightseeing excursions, dinner cruises, charter operations, docking of historic vessels with commercial activities, berthing of large boats and yachts, and docking of vessels offering programming, educational, and cultural uses and that are revenue generating. The permits would have a five-year term, with the option for the Trust to approve two two-year extensions. Prior to releasing the RFP, the Trust consulted with Community Board 2's Parks & Waterfront Committee and reported on the RFP to the Advisory Council. The goal is to make a selection in December, with the new permit(s) taking effect in January.

President Doyle also discussed the Beverage Agreement between the Trust and Liberty Coca-Cola Beverages that is set to expire this fall. Under this agreement, Coca-Cola pays rents for vending machines throughout the Park and an annual Sponsorship Fee. The Trust is preparing a new Beverage RFP, which is expected to be released next month, with the aim of having a new contract ready for Board approval early next year.

She celebrated the successful events season organized by the Public Programs Department, highlighting additions like the expanded Healthy on the Hudson series and the Jazz at Pier 84 programs in collaboration with the Jazz Foundation of America. She mentioned the record number of 15,000 attendees at the Blues BBQ Festival at Pier 76 on August 13. She explained that Pier 76 was a gathering place throughout the season, including the partnership with Bike New York for bike classes. Sunset Salsa continues to be a summer favorite, drawing weekly crowds of more than 2,000 dancers making excellent use of the Pier's flat surface. The upcoming Food and Wine



Festival scheduled October 14 and 15 and Pumpkin Smash event scheduled for November 4 were also noted, with the latter focusing on sustainability and composting.

President Doyle addressed the annual review of service contracts with terms exceeding one year, as required by Public Authorities Law section 2879. A list of active contracts with such terms was shared with the Board for review, and she encouraged the Board members to reach out if they had any questions or required further information. Similarly, she highlighted the Trust's commitment to sharing a list of active revenue contracts, including leases and concession agreements with terms longer than one year, on an annual basis with the Audit Committee. This list was also included in the Board's packet.

The financials for the first five months of the fiscal year were shared, showing total revenues of \$19.9 million and expenses, including capital maintenance and equipment expenditures net of reimbursements, totaling \$11 million. Revenues were ahead of projections, influenced by seasonal variations, while expenses remained under budget. A mid-year report will be presented at the next Board meeting as the mid-year mark falls on September 30th.

President Doyle addressed the recent federal conviction of Sayfullo Saipov for the October 31, 2017 Terrorist Attack on the Route 9A bikeway, which has led to the commencement of discovery in New York State civil lawsuits. Extensive discovery demands have been made of New York State, the NYS Department of Transportation, the Trust, New York City, Home Depot, and Leese Transportation Corp. in relation to the lawsuits filed in the New York State Court of Claims and New York State Supreme Court, NY County. President Doyle reaffirmed that the Trust's insurance provider from 2017 is covering all legal fees related to the defense of New York State, New York City, and the Trust, and three separate law firms have been retained to represent each entity. The Trust is currently working with its outside counsel Marshall Dennehy on responding to the discovery requests sent to the Trust.

Finally, she lauded the successful summer season of the River Project, which featured over 100 enriching STEM programs, camp field trips, and public drop-in programs, including the new Sensory Science early childhood series at the Pier 57 Discovery Tank. She highlighted the Submerge Marine Science Festival, which attracted 4,000 participants, and the collaboration with 19 arts and cultural institutions for West Side Fest, timed to coincide with the festivities on September 30th.

President Doyle then introduced Carrie Roble, Vice President of Estuary and Education, and Tina Walsh, Assistant Vice President of Education and Outreach, to provide the Board with the annual presentation on progress related to the Estuarine Sanctuary Management Plan and corresponding Action Agenda that was adopted by the Board in September 2021.

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Ms. Carrie Roble, alongside her colleague Ms. Tina Walsh, presented a comprehensive update on the Hudson River Park's Estuarine Sanctuary Management Plan (ESMP). The ESMP outlines key goals and practices for managing the 400-acre Estuarine Sanctuary within the park, including environmental education, research & habitat enhancement, and public access & resource management. Ms. Roble emphasized that the ESMP is a dynamic management document that evolves with best practices, science, and interest from the Trust's Board, TAC and other partners. The presentation focused on the past year's achievements and upcoming projects.

Ms. Tina Walsh began by discussing environmental education and public access initiatives. The Trust successfully engaged over 4,000 NYC students through field trip programs, providing hands-on learning experiences at various park locations. These programs also prioritize accessibility through a fee-waiver policy for disadvantaged student groups.

Ms. Walsh highlighted the opening of new park spaces, such as the Gansevoort Peninsula and Chelsea Waterside Park, which contribute to increased public open space and waterfront access. Additionally, progress was noted on the Estuarium project, with community engagement efforts and preliminary design work underway. She also reported that the Pier 26 Science Playground is on track to open later this year, featuring Atlantic and shortnose sturgeons. The Trust also hosted the annual water safety meeting in May. Safety measures were emphasized, including the installation of life rings and rope ladders, and the US Coast Guard and Nautical School provided free boating, safety and education workshops at the Pier 84 classroom.

The Trust's public drop-in education programs were lauded, offering over 400 educational experiences to the public this year. Ms. Walsh stated that in the 2023 season, notable highlights included an expansion of public hours at the Wetlab, which successfully attracted over 2,000 visitors for free guided aquarium tours. Additionally, the Big City Fishing summer workshops taught catch-and-release fishing skills to a substantial group of over 700 anglers, holding sessions at Pier 26 and Pier 51. Moreover, the engaging "Ask a Scientist" programs featured lectures

delivered by local scientists and STEM experts, including a special Climate Week event with researchers discussing urban heat islands and environmental justice.

Special events, such as the SUBMERGE Marine Science Festival, showcased the Park's commitment to engaging the community. The opening of Pier 57's Discovery Tank was a significant milestone, offering a technology-powered gallery and year-round educational opportunities. Collaborative efforts with community groups expanded the use of this space for various STEM workshops and lecture programs.

Ms. Roble then discussed progress in Park research and habitat enhancement. A total of 35 million oysters have been installed in the Park's sanctuary waters since 2021, including a living shoreline and salt marsh on the north side of Gansevoort Peninsula. The Trust also secured a NOAA grant to research the habitat value of submerged and tidal habitat features at Gansevoort that will begin in 2024. A new partnership with City University of New York has facilitated faculty and student research in the Park, with a focus on addressing knowledge gaps in the Lower Hudson River Estuary. Visiting scholars from over a dozen academic institutions further extended the Park's research capacity and progress on achieving ESMP research goals. She highlighted select research projects, including studies on oyster larvae distribution, oyster toadfish vocalizations, and the influence of sessile organisms on juvenile oyster settlement.

The Trust's River Project department has also experienced internal growth, with increased funding and additional staff, including a Science & Stewardship Coordinator and two additional environmental educators. Funding from the Pinkerton Foundation expanded the Science Leadership Program, providing more opportunities for female-identifying students from under resourced communities to participate in a six-week paid STEM internship in the Park.

The presentation concluded with a mention of the upcoming Sanctuary science meeting and full ESMP Technical Advisory Committee meeting, where progress and future priorities will be discussed. The Trust's dedication to the Sanctuary, along with collaboration with partners, remains central to its mission.

The presentation was followed by an invitation for questions from the Directors. Director Harvey asked if the oyster count is part of the Billion Oyster Project and Ms. Roble responded yes. The Billion Oyster Project is seeking to install 100 million oysters and the Park has already installed 35 million of that projected number. A number of Directors expressed their appreciation of the presentation.

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[As Chair Joshi left the meeting, Director Neilson served as the Chair for the remainder of the meeting.] The Chair then introduced Issac-Daniel Astrachan to provide the Advisory Council report. Mr. Astrachan explained that the Advisory Council consistently addresses two key issues: (1) the existence of e-bikes on the greenway and how to optimize the coexistence among different mobility modalities and (2) planned resiliency measures and the need to prevent the construction of walls on the west side. Ensuring effective coordination among government agencies poses an ongoing challenge. A specific focus is on the resiliency measures proposed by Battery Park City Authority and the impact to the Park. The Advisory Council issued a resolution urging the establishment of a task force for more detailed discussions and solutions.

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The Chair introduced Connie Fishman to present the Hudson River Park Friends' Report. Ms. Fishman reported that Hudson River Park Friends is actively fundraising for an upcoming gala, with a target of \$250,000. They have successfully recruited 2,500 volunteers for the Horticulture Volunteer program and have plans for various events, including the New York City Marathon kickoff and Barktober Fest. The Business Council has grown to 20 corporate members, and they are organizing "Give Where You Live" events to introduce newcomers to the organization. A membership thank-you event drew 300 to 400 members, and a photo exhibit along the Gansevoort Building's construction fence showcases waterfront development.

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The Chair thanked all the presenters and then asked the Directors if there was any further business for today's meeting. There being none, the Chair then called for a motion to adjourn. The motion was unanimously approved, and the Board of Directors' meeting adjourned at 5:45 p.m.