



**MEETING OF THE  
BOARD OF DIRECTORS  
June 6, 2024 at 4:30 pm**

**Location: Hudson River Park Trust Classroom  
Discovery Tank  
Pier 57, 25 11<sup>th</sup> Avenue  
New York, NY 10011**

**AGENDA**

**I. CONSENT AGENDA**

- A. Approval of Minutes and Ratification of the Actions Taken at the March 26, 2024 Meeting of the Hudson River Park Trust Board of Directors
- B. Authorization to Amend Contract with Operations, Inc. for Payroll Services
- C. Ratification and Adoption of 2024 Investment Guidelines
- D. Annual Confirmation of the Hudson River Park Mission Statement and Performance Measures

**II. CORPORATE ACTIONS**

- E. Authorization to Enter into Collective Bargaining Agreement with Local 30 of the International Union of Operating Engineers
- F. Authorization to Contract with AKRF, Inc. for Environmental Consulting Services related to the Gansevoort Habitat Enhancement Monitoring Project
- G. Authorization to Amend Contract with Field Operations for Design and Related Consultant Services for Gansevoort Peninsula

**III. PRESIDENT'S REPORT**

- Design/Construction Project Updates
- River Project and Public Programs Updates
- Real Estate-Related Updates

**IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS**

**V. EXECUTIVE SESSION on REAL ESTATE TRANSACTION MATTERS**

**VI. ADJOURN**

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions  
Taken at the March 26, 2024 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 March 26, 2024 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**  
**June 6, 2024**

To: The Directors  
From: Noreen Doyle  
Re: Authorization To Amend Contract with Operations, Inc. for Payroll Services

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**I. Contract Summary**

Contractor: Operations, Inc.  
Proposed Purchase: Payroll Services  
Contract Number: G5260  
Amendment: Additional \$9,000 for Total Board Authorization Amount of up to \$56,000 and Extension of Term

**II. Background**

In February 2020, the Hudson River Park Trust (“Trust”) entered into a contract with Operations, Inc. to assist with tasks related to processing the Trust’s bi-weekly payroll through ADP for a one-year term and maximum contract price of \$20,000. At its June 3, 2021, March 24, 2022, and January 26, 2023 meetings, the Board of Directors (“Board”) authorized annual extensions of the contract term through March 31, 2024 for a Total Board Authorized Amount of up to \$47,000 over this period. The Trust is currently seeking to hire a permanent payroll administrator. In the meantime, staff continues to need the support of Operations, Inc., and thus seeks to add an additional \$9,000 and extend the contract term by one additional year, or through March 31, 2025. Funding for this amendment is available from the Trust’s annual operating budget as was approved by the Board in March 2024.

**III. Requested Action**

The Trust staff seeks Board authorization to amend the contract with Operations, Inc. for Payroll Services for an additional \$9,000 for a Total Board Authorization Amount of up to \$56,000 and one-year term extension, through March 31, 2025.

Attachment:  
Resolution

**HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Operations, Inc. for Payroll Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on June 6, 2024, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorizes the Trust to amend the contract with Operations, Inc. for Payroll Services by adding an additional \$9,000 for a Total Board Authorization Amount of up to \$56,000 and a one-year term extension, through March 31, 2025; 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 may deem necessary or appropriate in order to implement the forgoing resolution.

**For Consideration**  
**June 6, 2024**

To: The Directors

From: Noreen Doyle

Re: Ratification and Adoption of 2024 Investment Guidelines

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**I. Background**

New York State Public Authorities Law requires that the Hudson River Park Trust (the “Trust”) adopt comprehensive investment guidelines that set forth the Trust’s policy and instructions to officers and staff regarding the investing, monitoring and reporting of the Trust’s funds. State law further requires annual review and approval of these guidelines by the Trust’s Board of Directors (the “Board”). At the June 20, 2023 meeting, the Board approved the Trust’s investment guidelines, which are consistent with guidance published by the New York State Comptroller and also address the Trust’s Net-Zero Investment Portfolio Action Plan as filed with New York State in September 2022 (the “2023 Investment Guidelines”).

The Trust staff has reviewed the 2023 Investment Guidelines and has suggested minor edits to clarify the language in a few sections, including in Article 3 on Investment Objectives, Article 4 on permissible investments related to Tier 1 Commercial Paper, and in Appendix A clarifying the roles of the President and Chief Financial Officer related to authorizing buy and sell orders in consultation with the Trust’s investment advisor. Staff believes that the Investment Guidelines fulfill the goals of preserving the Trust’s principal, ensuring liquidity, and maintaining the ability to realize a reasonable market rate of return on investments given the restrictions on eligibility set forth therein.

On May 14, 2024, the minor proposed edits were reviewed by the Trust’s Finance and Investment Committee. The Trust staff has since shared a copy of the proposed Investment Guidelines for 2024 with all Directors and recommends that the Board ratify and adopt the Investment Guidelines for 2024, which content remains substantially the same as the 2023 Investment Guidelines.

**II. Requested Action**

The Hudson River Park Trust seeks ratification and adoption by the Board of the 2024 Investment Guidelines.

Attachment:  
Resolution  
2024 Investment Guidelines

**HUDSON RIVER PARK TRUST – Ratification and Adoption of 2024 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**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on June 6, 2024, 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 2024 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.

**For Consideration**  
**June 6, 2024**

To: The Directors

From: Noreen Doyle

Re: Annual Confirmation of the Hudson River Park Trust Mission Statement and Performance Measures

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**I. Background**

In accordance with the requirements of Chapter 506 of the Laws of 2009, known as the Public Authorities Reform Act of 2008, which added Section 2824-a in Public Authorities Law (“PAL”), New York State and local public authorities are required to develop and adopt a mission statement and related performance measures to assist the authority in determining how well it is carrying out its mission. In 2010, in accordance with PAL and subsequent policy guidance issued by the New York State Authorities Budget Office (“ABO”), the Hudson River Park Trust (the “Trust”) adopted the Trust’s mission statement (the “Mission Statement”) and developed performance measures to evaluate the Trust’s fulfillment of its mission.

ABO guidance requires that the Trust annually review and publish its Mission Statement and measure its performance in carrying out its mission, and that the Trust’s Board of Directors annually review the Mission Statement and performance results to ensure that its mission has not changed and that the Trust’s performance goals continue to support its mission.

**II. Requested Action**

The Trust seeks confirmation of the Trust Mission Statement and the 2024 performance measures by the Board of Directors.

Attachments:

Resolution  
Mission Statement and 2024 Performance Measures

**HUDSON RIVER PARK TRUST – Confirmation of Hudson River Park Trust Mission Statement and 2024 Performance Measures**

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**RESOLVED**, based on the materials presented to the Board of Directors at its meeting on June 6, 2024, 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 2024 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.



**For Consideration**  
**June 6, 2024**

To: Board of Directors

From: Noreen Doyle

Re.: Authorization to Enter into Collective Bargaining Agreement with Local 30 of the International Union of Operating Engineers

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**I. Background**

Local 30 of the International Union of Operating Engineers (“Local 30”) has represented full time, year-round facilities, maintenance, operations, and horticultural employees (the “Members”) of the Hudson River Park Trust (“Trust”) since 2012. The Members are recognized as a bargaining unit by the New York State Public Employment Relations Board. The most recent collective bargaining agreement (the “CBA”) was approved by the Trust’s Board of Directors (“Board”) at its meeting on May 30, 2019, and expired on March 31, 2024.

Labor relations under the CBA have been and continue to be amicable and cooperative, with both the Trust management and CBA recognizing the benefits of working together cooperatively as Hudson River Park continues to evolve and expand. For example, during the five-year term of the recent CBA, the Members persevered through a global pandemic, reporting to work to help operate and care for the Park, ensuring that members of the public could seek much needed open space and recreation respite within its borders. During this period, members undertook additional cleaning, equipment installation, and other measures to support public safety and staff safety. Several new and refurbished public spaces were also opened during this time, including Pier 26 and Pier 76. This was of course an extraordinarily challenging time, including with respect to the Trust’s finances.

In July 2020, the Trust and Local 30 agreed to an amendment to the CBA reflecting the adverse financial impact of the COVID-19 pandemic on the Trust. Local 30 agreed to waive its contractual right to a one and one-half percent (1½ %) annual salary increase for that year, and the Trust agreed that no Members would be laid off. That year, neither union nor non-union staff received salary increases, and neither union nor non-union staff were laid off. Increases resumed the following year, even as the Trust continued to recover from the effects of COVID on its operating budget.

The Members are responsible for maintaining nearly every aspect of the Park -- from lawns, plants, flowers, trees and shrubs, to pavement, benches, fountains, public restrooms, trash removal, snow removal and so much more. The Members also clean and restore the Park after large events; support volunteer activities including those organized by Hudson River Park Friends; perform other essential roles related to supporting safe boating activities; and maintain specialized sports and play facilities. The work performed by the Members and the care they take in supporting the Park is integral to Hudson River Park’s continued success.

Negotiations for a new collective bargaining agreement with Local 30 commenced in December 2023.

Local 30 had a bargaining team of six people, including the shop steward. The Trust's bargaining team included the Executive Vice President of Park Management, Assistant Vice President of Human Resources, Deputy General Counsel and two attorneys from Bond, Schoeneck and King who were retained to assist in the negotiations.

Trust management bargained in good faith and reached a stipulation of agreement in March 2024, before the end of the recent CBA. The agreement has a four-year contract term terminating on March 31, 2028. Based on the commitment of the Members during the COVID-19 pandemic and beyond, the general impacts of inflation on salaries and the economy nationally and locally over the past few years, and the important contributions Members make to Hudson River Park, Trust management recommends for FY 25 that all union staff employed more than 6 months receive (i) a \$2,000 increase to their annual rate as a market adjustment; (ii) a three percent (3%) increase to their adjusted annual rate; and (iii) a one-time, lump sum payment of \$2,500 as a ratification bonus not linked to salaries. Over the following three years, Members would receive an annual increase of three percent (3%) in FY 26, three and one-half percent (3.5%) in FY 27, and three and one-half percent (3.5%) in FY 28.

In addition to wage increases, the contract would provide for increased compensation for snow removal and standby shifts, as well as increased reimbursements for meals for extended shifts and an increased allowance for suitable footwear. These changes would take effect at the beginning of the agreement.

Staff believes that the wage and benefit package is fair given the continuing commitment of the Members to the park, current economic conditions, and comparison with other recent New York State public sector labor agreements. The extension of the new term until March 31, 2028 will help assure stability in labor relations, as well as the Trust's ability to budget for anticipated labor costs for the next four years.

Finally, the Trust will maintain key provisions of the CBA that were negotiated in 2012, such as a strong management rights clause giving the Trust broad rights to establish policies and procedures, make changes to programming or operations, change employee duties or qualifications, eliminate positions or titles, and increase compensation beyond the increases mandated by the contract, an important tool for retaining and attracting union staff. Many other provisions from the CBA with Local 30 on topics such as vacation leave, grievance procedures, health and retirement benefits, and prohibition of strikes, also remain the same.

Over the life of the proposed contract, the estimated cost to the Trust is estimated at approximately \$500,000 based on current staffing and operational assumptions and practices. Funding for increased costs associated with the new CBA in the current fiscal year (FY25) was included in the Trust's currently approved operating budget.

## **II. Requested Action**

The Trust staff requests Board authorization to enter into the Collective Bargaining Agreement with Local 30 of the International Union of Operating Engineers for the period April 1, 2024 to March 31, 2028.

Attachment:

Resolution

**HUDSON RIVER PARK TRUST - Authorization to Enter into Collective Bargaining Agreement with Local 30 of the International Union of Operating Engineers**

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**RESOLVED**, that based upon the materials presented to the Board of Directors at its meeting on June 6, 2024, 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 in the Collective Bargaining Agreement with Local 30 of the International Union of Operating Engineers for the period April 1, 2024 to March 31, 2028; and it be 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.

**For Consideration**  
**June 6, 2024**

To: Board of Directors

From: Noreen Doyle

Re.: Authorization to Contract with AKRF, Inc. for Environmental Consultation Services for Gansevoort Habitat Enhancement Monitoring Project

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**I. Contract Summary**

Contractor: AKRF, Inc.  
Proposed Work: Environmental Consultation Services for Gansevoort Habitat Enhancement Monitoring Project  
Contract Number: F5246  
Authorized Amount: \$750,000 over Four-Year Contract Period

**II. Background**

At its March 25, 2021 meeting, the Hudson River Park Trust (“Trust”) Board of Directors (“Board”) approved a list of on-call environmental consulting service firms capable of providing services related to the preparation of environmental permit applications, environmental impact assessments, environmental monitoring and compliance activities, and conducting specialized environmental planning activities. The Board authorized the Trust to enter into contracts with any of the approved ten environmental consulting firms for term(s) up to five years on an as-needed basis, subject to the Board subsequently approving any individual contract or contract amendment exceeding \$200,000.

As a core part of its mission, the Trust conducts science, stewardship, habitat enhancement and environmental education activities related to the Park’s Estuarine Sanctuary pursuant to its responsibilities under the Hudson River Park Act. In 2022, the Trust installed 300 submerged enhancement structures consisting of reef balls and gabions in Estuarine Sanctuary waters north of the new Gansevoort Peninsula salt marsh as part of the Gansevoort Habitat Enhancement Project. The submerged enhancement structures were designed to provide varied habitat options for diverse species inclusive of hard substrate for encrusting organisms such as oysters.

In 2023, through the support of United States Senators Schumer & Gillibrand and Congressman Nadler, the Trust received a federal appropriation of \$750,000 from the National Oceanic and Atmospheric Administration (“NOAA”) to support four years of research measuring the effects of the enhancement structures, health of the salt marsh, and the change over time in estuarine communities and conditions at this location. The Trust requires an environmental consulting firm to support this effort.

### **III. Procurement**

After completing the NOAA contracting process to receive the grant throughout 2023, the Trust prepared a Request for Quotes (“RFQ”) for the Gansevoort Habitat Enhancement Monitoring Project (the “Gansevoort Monitoring Project”) and sent it to all ten previously approved on-call environmental consulting firms on February 16, 2024. The RFQ’s scope of work involves sampling, analysis and reporting on oyster health and performance; estuarine community utilization and water chemistry; and salt marsh conditions.

In response, the Trust received two impressive proposals and interviewed both responding environmental consulting firms. Based on its review of the proposals, the selection committee determined that AKRF, Inc.’s proposed pricing, including the portion of funding dedicated to direct research; team composition inclusive of subconsultants from relevant academic and research institutions; and experience with similar projects would provide the best value for the Trust.

Because the subcontractors for the monitoring work are all academic and research institutions, the Trust issued a waiver of the 6% SDVOB goal prior to releasing the RFQ. Because the work is fully funded by a federal grant, the contract is not subject to New York State’s MWBE program. The Trust will complete a responsibility determination and evaluation of financial capacity prior to entering into the contract.

### **IV. Funding**

Funding for this contract is available from a NOAA appropriation.

### **V. Requested Action**

Trust staff seeks approval by the Board to contract with AKRF, Inc. for Environmental Consultation Services for the Gansevoort Habitat Enhancement Monitoring Project for a period of up to four years in a contract amount not to exceed \$750,000.

Attachment:  
Resolution

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

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting on June 6, 2024, 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 the Gansevoort Habitat Enhancement Monitoring Project for a period of up to four years in a contract amount not to exceed \$750,000; 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.

**For Consideration**  
**June 6, 2024**

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend the Contract with Field Operations for Design and Related Consultant Services for Gansevoort Peninsula

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**I. Contract Summary**

Contractor: Field Operations  
Proposed Work: Design and Related Consultant Services for Gansevoort Peninsula  
Contract Number: A4981  
Amendment: Addition of \$80,000 for a Total Board Authorization Amount of up to \$6,435,000 and Extension of Term

**II. Background**

At its January 31, 2019 meeting, the Board of Directors (“Board”) authorized the Hudson River Park Trust (“Trust”) to enter into a contract with Field Operations for Design and Related Consultant Services for Gansevoort Peninsula for a contract amount of up to \$5,300,000 plus a 10% contingency for a Total Board Authorization Amount of \$5,830,000. The approved contract price assumed a two-year period of construction administration following the design phase.

After working with the Trust on a highly successful community engagement process for the Gansevoort Peninsula, Field Operations completed design in January 2021, and construction began shortly thereafter. At its March 2023 meeting, the Board authorized amending Field Operations’ contract to extend the contract duration through May 14, 2024 and increase the contract amount by \$265,000 due to field conditions and outside agency requirements previously unanticipated by the Trust or Field Operations. Together with a previous contract amendment approved at the October 1, 2020 meeting, the current Total Board Authorization amount is currently \$6,355,000.

As you know, the majority of the Gansevoort Peninsula opened to the public on October 2, 2023, with the remaining northern section of the park area, including the dog run and Bloomfield Street shared-use promenade opening in late 2023. Some final weather-dependent items, such as dog run painting, were not completed until this spring. The building is now complete except for small punch list items and receipt of the Certificate of Occupancy from the NYC Department of Buildings, which staff expects will occur once the Fire Department undertakes the inspection currently scheduled for mid-June 2024.

The protracted schedule for completion and subsequent monitoring of these elements results in the Trust's need to further extend the duration of Field Operations' construction administration services, and therefore also the contract.

Therefore, Trust staff seeks to amend Field Operations' contract for an additional \$80,000 and to extend the term by six months, through November 14, 2024, to provide sufficient time to complete these construction administration responsibilities.

## **II. Funding**

Funding for this amendment is available from funds provided by the City of New York and restricted funds held by the Trust.

## **III. Requested Action**

The Trust requests Board authorization to amend the contract with Field Operations for the Gansevoort Peninsula Design and Related Consultant Services to add an additional \$80,000 for a Total Board Authorization Amount of up to \$6,435,000 and to extend the contract term by six months, through November 14, 2024.

Attachment:  
Resolution



**HUDSON RIVER PARK TRUST - Authorization to Amend the Contract with Field Operations for the Gansevoort Peninsula Design and Related Consultant Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of June 6, 2024, 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 Field Operations to add an additional \$80,000 for a Total Board Authorization Amount of up to \$6,435,000 and to extend the contract term by six months, through November 14, 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.