

2024-04-09

Quorum obtained.

6:36pm calling meeting to order.

Agenda:

Housekeeping.

Approve the meeting of March 24th.

Motion to correct: Erik (from c to k) name spelling corrected.

Motion passes.

Membership Committee update by Wendi Paster.

- Current members, some had poor attendances and asked to re-apply.
- Received 3 applications for new members for 3 vacancies.
- Application opened until end of April. Next meeting, applicants will each have 5 minutes to present.
- Exec. Committee will be voted on next month. New Exec. will start in June.

Pier 76 Presentation:

- Noreen Doyle: last summer HRP convened Pier 76 Task Force (Aug.-Dec. 2023).
- Tow pound removed.
- Presentation which was shown to CB4.
- Great open public space AND generating revenue.
- James Corner Fields Operations and HR&A as consultants.
- Very large pier. Open steel frame remains. 633' x 300'. FAR of 2.0.
- 5.6 acres.
- Not planning the public open spaces at this point.
- Developer would pay for everything. Too high.
- Infrastructure cost considerations.
- Existing conditions. Supported by 6,500 timber piles (marine borers).
- Has had minimal capital investment to date.
- Existing pier deck and piles do not meet current park design standards.
- Minimal utility infrastructure.
- No boats on the edges; not safe; lateral load problems.
- Regular vehicles are better load distributed (tow pound). One moving truck is more problematic.
- Pile and under deck plan shows many issues.
- Estimated cost of new Pier 76 basic park: \$150M.

HRP Operational Needs: Revenue, Operating Expenses, Capital Maintenance.

- Capital Maintenance is the main issue, especially Piers 40 and 76.
- 2024: \$38.2 operating revenue.
- When you add an aging park, capital maintenance shows a gap. \$18.6M.
- Pier 76 to do its share, not to fill the entire gap.

- HRPT needs ongoing revenue from ground rent.
- Developer needs sufficient return on investment.
- Both need funding for public pier and park infrastructure.
- Uses:
 - Office, hotel, concessions, Blue Highway, iconic tourist attraction.
 - Excluded residential, casinos, parking garage, other uses which impede pedestrian access, safety (no traffic jams).
 - Difficult post pandemic economic climate.
 - HRPT looked at different pier configurations. Areas could be swapped for certain particular uses. Cannot make overall pier square footage larger.
 - Evaluation matrix showing different revenue potentials.
 - Task Force was not asked to vote on anything.
 - Three documents were issued:
 - Summary of need
 - Statement of principles for future planning
 - Use matrix

Q&A & Comments

- TM: Access for all
- JC: CB4 Chair
- Leslie CB4 Waterfront Committee
- CB4 had many discussions.
- No decisions were made regarding uses. What would CB4 be comfortable with as far as uses/solutions.
- CB4 letter was shared. Giving leeway to elected officials to what could be built.
- JC: CB4 wants as much open space as possible.
- L:
- Matt Ty (Tony Simone): drafting legislation currently.
- TM: What is the timeline? Could be different types of legislation.
- MT: Session ends January 6th
- Tom Fox: In the economic analysis, basic premise is that Pier needs to be developed. Why not look in-board which has been appreciating because of the Park. Why not look at Neighborhood Improvement District? This has been tried several times.
- TM: NID was tried in CB1 and shot down.
- ND: Park did support the NID. Park still likes the idea. Pier 76 is a Park/Economic node.
- TF: Money has fallen from the sky when we all pray together.
- ND: The West side has gotten a lot of support over other parts of the City.
- Wendi Paster: priority to more open space should be in the future RFP. Uses require amendment.
- Mary Habstritt: have fees
- We are assuming development.

- ND: Donations are part of the matrix. Many do not know that HRP is self supporting.
- Robert A: Donations fluctuate. Ground rent is more consistent and reliable.
- Leslie: Blue Highway is very attractive. Other ways to create revenue. Trying to expand thinking. Solution could be a combination of uses.
- RA: Looking at flexibility. Anchor and secondary uses.
- TF: Think BIG.
- TM: Wanting to have conversation with Friends.
- ND: Friends are volunteers with paid staff. Not sure if they will be around forever. Need to think about more tools to fix Pier 76.
- RA: How to find the \$150M needed for basic pier. One big donor would be great, but HRP needs long ongoing funding.
- TF: HRP Act does not require to be self funded.
- TM: Friends will present next year.
- Anthony: Task Force documents produced do represent what was discussed.
- TM: Thought it was a great Task Force. But there are contradictions within the conversations and the documents.

Safety Committee Update

- Mary Habstritt: Stepping down as Chair. Michael Wiggins has agreed.
- Michael Wiggins: Has a few questions. Love the committee. Wants co-pilot and co-chair. Thinking of relationship to staff. Park wide communication, safety education (pedestrian, bike, water),
- accessibility and visitor safety.
- Meet 6 times a year.
- Alan as possible co-chair.

Graeme Birchall: HRP hosting boating safety day. A little early in the season. Boathouse was not consulted. Hosting Coast Guard event to same day. Many will launch boats this summer from Gansevoort.

- RA: Did not know about other Coast Guard event.
- MH: Shared Harbour Day is the same day.
- TM: Conversation to be continued offline for this specific event.

Executive Board to vote on Safety Committee co-chairs next month.

RA: Gave HRPT report.

Oil discharge at Pier 98 contained. Do not know the amount or source. Found on Sunday.

GB: HRPT did nothing with the eclipse. Why did the Trust do nothing?

ND: Let the Intrepid take the lead. Park is best with water. Park was very crowded. Personally moving to watch with others. Three tenants had events which the Park promoted.

MH: What taps are on?

RA: Check with your real estate rep.

Gale Brewer: E-bike forum. How are you managing, Robert.

RA: Bikeway is State DOT, enforces by NYPD. Working on joint enforcement PEP/NYPD. Very difficult to enforce. Endemic problem.

Chris M.: Nothing to add.

TM: BPC trying to change maps so people do not ride on Esplanade.

WP: What other organizations might want to apply to the AC? Looking for other volunteers to work on membership.

Minutes taken by

Isaac-Daniel Astrachan