

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

December 12, 2024 at 4:30 pm

MINUTES

Directors Present:

Patrick Foster, Chair
Andrew Williams on behalf of OPRHP
Erik Kulleseid
Sarah Neilson
Michael Pastor
Jeffrey Kaplan
Purmina Kapur
Christine Berthet
Pamela Frederick
Idehen Aruede
Rose Harvey (arrived after Consent Agenda)

Appearances:

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

Also present:

Tammy Meltzer, Advisory Council
Connie Fishman, Hudson River Park Friends

[While waiting for the remaining Directors to arrive to meet the quorum requirements, Connie Fishman began the Hudson River Park Friends Report at the beginning of the meeting, followed by the Advisory Council Report by Tammy Meltzer. Their reports are summarized at the end of these Minutes.]

With a quorum being present, Chair Foster called to order the December 12, 2024 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. He 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. He 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.

The Chair then stated that there are four items on the Consent Agenda: 1) Approval of Minutes and Ratification of the Actions Taken at the September 26, 2024 Meeting of the Hudson River Park Trust Board of Directors; 2) Authorization to Contract with Brightview Landscaping Development, Inc. for On-Call Parkwide Irrigation Services; 3) Authorization to Contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Parkwide Tree Maintenance Services; and 4) Authorization to File the "Budget and Financial Plan" for Fiscal Year 2026 pursuant to Section 2801 of the Public Authorities Law.

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

HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the September 26, 2024 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 September 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.

HUDSON RIVER PARK TRUST – Authorization to Contract with Brightview Landscaping Development, Inc. for On-Call Parkwide Irrigation Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 12, 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 contract with Brightview Landscaping Development, Inc. for On-Call Parkwide Irrigation Services for a three-year contract term for a Total Board Authorized Amount of up to \$49,000; 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 forgoing resolution.

HUDSON RIVER PARK TRUST - Authorization to Contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Parkwide Tree Maintenance Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 12, 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 contract with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Parkwide Tree Maintenance Services for a Total Board Authorization of up to \$90,000 over a three-year contract 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.

HUDSON RIVER PARK TRUST – Authorization to File “Budget and Financial Plan” for FY 26 Pursuant to Public Authorities Law Section 2801

RESOLVED, based upon the materials presented to the Board of Directors of the Hudson River Park Trust at its meeting on December 12, 2024, the President or the President’s designee(s) is hereby authorized to file the “Budget and Financial Plan” for Fiscal Year 2026 pursuant to Section 2801 of the Public Authorities Law; 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.

Chair Foster then proceeded with the corporate actions, introducing the first item: Authorization to Contract with Hunter Roberts Construction Group, LLC for Parkwide Marine Repair Construction Management Services.

President Doyle started by stating that she first wished to welcome Mr. Erik Kulleseid back to the Board. Mr. Kulleseid left the Trust's Board of Directors at the start of the year when he became President and CEO of the Open Space Institute after his tenure as State Parks Commissioner, and the Trust obviously worked with him closely on many issues while he wore that hat. Governor Hochul appointed Mr. Kulleseid to the Trust's Board in October, and the Trust is so fortunate to again benefit from his expertise in funding and operating parkland, not to mention also his deep knowledge and relationships within the State including in the non-profit open space community. She thanked Mr. Kulleseid for wanting to come back to Hudson River Park. [Director Kulleseid stated that he was very happy to be back on the Board.]

She continued that alongside this welcome is also a sad farewell. Mr. Michael Kuh became a Trust Board Member in June 2013 and brought his legal and business acumen and wide network to the Trust for more than a decade. Mr. Kuh made himself available to the Trust's staff to help with out-of-the-box problem solving and capacity building and the Trust will miss him at these and other meetings. With that said, Mr. Kuh has promised to continue to answer the Trust calls when it needs him, plus the President will continue to look for him on the Trust's sports fields where his superstar daughter occasionally plays softball.

Turning to the first corporate item, President Doyle stated that the Trust works to maintain park assets including piers and bulkheads in good structural condition. Among other reasons, proactive maintenance helps ensure that these structures retain their engineered useful lives for as long as feasible. Some of the oldest park structures are now over 20 years old; the bulkhead is significantly older.

She mentioned that over the coming years and into the future, the Trust expects to need to perform structural maintenance on marine assets on an annual basis, and the Trust has released a request for proposals for a marine construction contractor to provide such repairs over the next

several years. To support the marine repairs, the Trust requires the services of an experienced Construction Manager to manage construction start-up, construction, and post-construction over a five-year period.

She continued that the Trust released an RFP for Construction Management Services for Parkwide Marine Repair on September 13 and received nine proposals on the submission deadline of October 11, 2024. A selection committee of the Trust's staff reviewed the proposals based on the selection criteria in the RFP and then interviewed the three highest ranked firms. The selection committee determined that Hunter Roberts Construction Group is the most qualified firm that offered the best price to complete the services. Hunter Roberts has successfully provided construction management services for the Trust, including through a similar contract overseeing marine repairs in Segments 3, 5 and 7, as well as for the recently completed Pier 40 pile restoration program. In addition, Hunter Roberts has worked with the NYC Department of Design and Construction, Economic Development Corporation, Dormitory Authority and Battery Park City Authority.

Accordingly, the President requested the Board's authorization to contract with Hunter Roberts for Construction Management Services for Parkwide Marine Repairs in an amount of \$2,108,713 plus a 10% contingency, for a Total Board Authorization of up to \$2,319,584. Funding is available from the Trust's reserves for this Capital Maintenance project.

Chair Foster 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 Hunter Roberts Construction Group, LLC for Construction Management Services for Parkwide Marine Repair

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 12, 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 into a contract with Hunter Roberts Construction Group, LLC for Construction Management Services for Parkwide Marine Repair in an amount not to exceed \$2,108,713 plus a 10% contingency, for a Total Board Authorization Amount of up to \$2,319,584; 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.

Chair Foster moved onto the second item before the Board: Authorization to Contract with MT Group, LLC for Parkwide Testing and Inspection Services.

President Doyle explained that the Trust requires on-call parkwide inspection and testing services to support many on-going construction and maintenance activities in Hudson River Park, including quality control inspections, completion of technical paperwork for the New York City Department of Buildings, and use of field inspectors to ensure that work items meet the specified technical requirements.

She stated that in accordance with the Trust's Procurement Guidelines, the Trust released a Request for Proposals for Parkwide Inspection and Testing Services on August 27 and received 15 proposals on the October 8, 2024th submission deadline. A selection committee comprised of Design and Construction staff reviewed the submissions and evaluated each according to the identified selection criteria in the RFP and then interviewed the top five ranked firms. Based on the submitted proposals and interviews, the Trust's staff has identified MT Group as the highest ranked proposer, which firm also offered the lowest fees for the most commonly used tests within the Park. MT Group has over 40 years of experience performing on-call special and progress inspections in New York City, including for the Trust as well as the New York State and New York City Departments of Transportation, MTA, Port Authority, and New York City Department of Buildings.

Accordingly, the President requested authorization by the Board to contract with MT Group, LLC for Parkwide Inspection and Testing Services in the amount of \$1,000,000 for a five-year contract term. Depending on the project, funding for inspections would be available through (1) New York State or City capital funds, (2) restricted funds from the Trust's sales of development rights, (3) private sources, or (4) Trust reserve funds as included in adopted Trust budgets.

Chair Foster 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 MT Group, LLC for Parkwide Inspection and Testing Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of December 12, 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 contract with MT Group, LLC for Parkwide Inspections and Testing Services in the amount of up to \$1,000,000 for a five-year contract term; 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.

Chair Foster moved onto the third item before the Board: Authorization to Contract with Q+A Events and Production LLC for SUBMERGE Marine Science Festival Event Production Services.

President Doyle began by stating that Hudson River Park's SUBMERGE Marine Science Festival is a large interactive science festival that invites the public to explore water-related topics through hands-on science demonstrations and family friendly entertainment. The Trust created SUBMERGE to advance aspects of its mission related to the Hudson River Park Estuarine Sanctuary. SUBMERGE is an annual free, two-day event that serves New York City school children and the general public, typically attracting about 5,000 people each year. The Trust uses an events production company to produce SUBMERGE and is holding May 16 and 17, 2025 for next year's program.

She reported that the Trust released a Request for Proposals for a SUBMERGE Event Producer on September 20 and received eight proposals on the submission deadline of October 25, 2024. The Trust's selection committee reviewed the proposals based on the criteria included in the RFP and then interviewed the top four ranked respondents.

The Trust's staff determined that Q+A Events and Production LLC was the most qualified of the four interviewed respondents and offered a fee and cost proposal that is fair, reasonable and aligns with standard industry rates, and thus presents the "best value" to the Trust. Q+A has successfully performed production services work for the Trust for some of its Dance Festivals and has extensive experience in the successful management of outdoor event production, including

science-focused events, with such organizations as Prospect Park Alliance, Brooklyn Botanic Garden and Battery Park City Authority. Q+A is also a certified WBE firm.

Accordingly, the President requested authorization by the Board to contract with Q+A Events and Production LLC for SUBMERGE Marine Science Festival Event Production Services for a period of up to five years in a contract amount of up to \$1,200,000. Funding for this contract would be available from the Trust's operating budget as approved by the Board of Directors each year, potentially through grants for certain River Project activities.

Chair Foster asked if there were any questions or comments. A Director asked about the overall costs for the seasonal events and Robert Atterbury explained that the budget separates River Project events from Public Programs events such as Blues Barbeque. There being no further questions, upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST – Approval of Contract with Q+A Events and Production LLC for SUBMERGE Marine Science Festival Event Production Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on December 12, 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 contract with Q+A Events and Production LLC for SUBMERGE Marine Science Festival Event Production Services for a period of up to five years in a contract amount of up to \$1,200,000; 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.

Chair Foster then asked President Doyle to present the President's Report.

President Doyle began the report by stating that it seems like a long time ago already, but subsequent to the last board meeting in late September, the Trust held the official opening celebration for Pier 97. On behalf of the Trust, she expressed gratitude to Governor Hochul and Mayor Adams, the wonderful local elected officials, and to the Trust's design teams, contractors, and government and community partners for funding, talent, collaboration and more. Besides Deputy Mayor Meera Joshi, Congressman Nadler, Borough President Mark Levine, Senator Hoylman-Sigal, Assembly Member Rosenthal, and Council Members Brewer and Bottcher, as

well as some of the Trust's friends and colleagues at Community Board 4, the Advisory Council and Hudson River Park Friends joined the celebration. It was great to see people come out to celebrate and the ribbon cutting received great coverage. The President's favorite moments involved watching four of the NY elected officials take turns doing tandem slides down the All-Ages slide which has proven to be a hit.

She continued that since then, work has continued east of the pier, with contractors completing all the utility connections to electricity, water and sewer. Earlier this week, the three massive boulders at the pier's entrance were lifted carefully and smoothly into place and the contractor is installing final paving, railings and seating areas. Construction of the new building is also now going well, and the Trust expects the restrooms to open this winter.

With regard to the Estuarium, the design development is getting underway in which all building components and systems will be further developed and coordinated. This phase is expected to take about six months. The Trust has just scheduled a joint meeting of the Trust and Community Board 4 with the Trust's design team for the area from 29th to 46th Streets to discuss the northern end of the project area, primarily the upland area fronting Piers 81, 83, and 84. The meeting will take place on January 13, and the Trust thanked the Intrepid Museum in advance for hosting. This promises to be an interesting interactive meeting at which the design team will facilitate interactive planning among participants. The Trust will be working to ensure good participation at the meeting. The Trust is also working to schedule a meeting with NYC Department of Transportation and EDC to discuss traffic and other observations and needs for the upland area in front of Pier 78, which is privately owned, and Pier 79 as an early step in the planning process. The Trust will try to meet with the private property owner shortly too.

The President reported that in November, minor punch list items were also completed at Gansevoort Peninsula and the final Certificate of Occupancy for the maintenance/restroom building is expected to be issued soon. In November, the Trust and its contractor resurfaced the large and small dog parks at Chelsea Waterside Park so that the pavement would be less porous and be easier to clean and maintain. At the Pier 26 Science Playground, the Trust had the play equipment manufacturer Monstrum return in October to complete some warranty repairs, and Alpine the general construction contractor also completed some minor punch list items and augmented the area with additional plantings. The Trust is now in the process of closing out various of these contracts for these recently completed park areas.

She also reported that at Pier 40, Hudson Meridian, the Construction Manager as Builder, has begun planning the schedule for the scopes of construction work needed for the building, including finishing the replacement of the fire suppression system and completing the remaining parking garage structural repairs per New York City's regulations and helping on developing a resolution for the loading dock. Hudson Meridian is also working with various units of the Trust to develop phasing scenarios that minimize the disturbance to Pier 40 operations including ballfields and the parking garage. The Trust has also engaged one of its on-call environmental consultants to complete the environmental review record for the U.S. Housing and Urban Development Community Project Funding in order to access the \$1 million federal grant the Trust received through the support of Congressman Nadler for pedestrian safety improvements. The primary use of the funds will be for a replacement perimeter railing system, as well as lighting improvements.

Turning to the River Project, President Doyle stated that at the end of October, the Trust hosted the annual "Release of the Fishes" in the Pier 40 Wetlab, attracting a record 500 community members to bid farewell to the Trust's seasonal wildlife ambassadors as they were released back into the Hudson River. Cathy Drew, the founder of The River Project, also joined the event, and the Trust was able to feature the work of the Trust's Visiting Scholars, including Dr. Theodore Muth and Dr. Philip Staniczenko of Brooklyn College, who shared some of their work on real-time DNA sequencing to monitor microorganisms in river samples and to collect flow rate data that will increase understanding of how local hydrodynamics influence oyster growth at the Gansevoort Peninsula. She thanked the many environmental partners who joined that day including from DEC and City Parks.

She said that the River Project continues to hold indoor STEM lessons at the Pier 57 Discovery Tank classroom throughout the winter. Teachers from local schools can book programs focused on a wide variety of themes including local ecology, plankton microscopy, climate change, human impacts and environmental justice. The fee is waived for Title I schools. The Trust also offers educational programming for the public.

On the topic of programming, President Doyle mentioned that the Trust's Public Programs Department was busy all fall. Over 500 people attended the Festival of Lights event celebrating Diwali, and the Bollywood and Bhangra dance series at Pier 63 attracted hundreds of participants who enjoyed getting fit to the sounds of lively Bollywood music. The Trust partnered with the

Chelsea Waterside Park Association to offer opera performances, dance, arts and crafts, and bubbly fun and with the West 44th Street Block Association at Pier 84 where Japanese Taiko drumming, Brazilian drumming, two mini parades and a hugely popular Double Dutch activation took place. Finally, Pier 84 also hosted Pumpkin Smash. This year's record-breaking event saw more than 2,000 people smashing, bashing, and chopping over 6,000 pounds of pumpkins that the Trust added to its composting program. A new highlight this year was a hay bale maze at the top of the pier, which was a hit with kids and parents alike!

She continued that the sports fields continue to be highly utilized. Applications for spring field use opened on December 9 with applications due by January 13, 2025 for the spring season that starts March 17.

Moving to Real Estate matters, President Doyle reported that Amtrak and Gateway have continued to hold meetings with Air Pegasus, the Heliport Operator, and Trust's staff to plan for the start of Hudson Tunnel construction in 2025, and to discuss options for accommodating helicopter fueling on the balance of the heliport site that Gateway does not plan to use during construction. The Trust understands that Gateway should be selecting a design-build contractor soon. The Trust's expectation is still that construction would commence in the Park around March 1, 2025. Separately, the Trust and the Heliport Operator are working together on a plan to remove the small overwater platform within the Heliport premises as well as the remains of the second such platform that collapsed in early November. Neither platform has been in use for many years due to their poor condition, and under the existing permit, the Trust is responsible for costs associated with these structures. On the date of the collapse, Air Pegasus immediately informed the Trust and inspections were immediately conducted to assess any potential for further risk. The consensus of the Trust's Senior VP of Design and Construction, Chief Engineer, and the Trust's outside marine engineer is that both piers should be removed. The Trust is coordinating closely with Air Pegasus and the Trust currently expects to reimburse Air Pegasus for the costs of the work once all required approvals from the Army Corps of Engineers and NYS Department of Environmental Conservation are received.

The President said that the Trust also continues to coordinate with the Battery Park City Authority on plans for their resiliency project including a discussion in late November 19 at which time the Trust reviewed responses to the Trust's comment letter on the DEIS for this project. Battery Park City Authority has examined the increased flow of rain water into the CSO in the

event of a large rain or storm surge event based on comments received including from the Trust's Advisory Council and the Trust's understanding is that the FEIS will conclude that the pump station would only activate in a large flooding event that would otherwise also result in flood waters throughout the streets returning back into the Hudson River. Overall, the Trust is satisfied that Battery Park City Authority is committed to working with Trust's staff on mitigation plans related to the project's impact on Hudson River Park and on restoration of the affected park area including the interface between Hudson River Park and Battery Park City where the two parks meet. The Trust believes the public will ultimately benefit from a better coordinated design in this area. Once the FEIS is released, the Trust will update the Directors on any changes from the DEIS that may impact Hudson River Park. While four years of construction will be tough on all parties, including Hudson River Park, the Trust is committed to working with BPCA to ensure the final design post construction will be an overall improvement for pedestrians and park users alike.

President Doyle reported that the Office of General Services and its broker AJ Gallagher were able to procure the Trust's new commercial general liability and property insurance coverages effective December 1. The Trust is pleased that there was only a modest increase in this year's premium given the expansion of park space over the past year. The Trust's general liability premium went from just over \$4.9 million last year to \$5.04 million this year, or an increase of just under \$142,000. Property insurance increased from just over \$195,000 last year to just over \$344,000 this year; the new rate reflects the addition of a new building at Pier 97, and updates on the replacement values of some of the Trust's equipment and buildings in the event of a casualty. She reminded the Directors that the Trust's general liability costs are reimbursed by New York State and New York City, but the Trust pays the property insurance coverage out of its operating revenues. As discussed at the last joint Governance and Finance Committees meeting and as recommended by the Directors, the Trust's staff will also review its flood insurance coverage with its broker and OGS when that renewal is up.

President Doyle told the Directors that they also have a copy of the proposed schedule of Board meetings for 2025 in their handouts. The Trust is proposing to stay with the same schedule of Thursday at 4:30 every other month, but the Trust is flexible if this timing should be reconsidered. For the March meeting, the Trust requests the Directors hold both the Tuesday and Thursday of the last week of March to ensure there is a quorum required to approve the Trust's

budget. The Trust will be coordinating with the Directors to try to plan some committee meetings in advance at times that work for as many of the Directors as possible as well.

The President explained that State Finance Law requires a mid-year budget update with explanations of variances greater or lesser than 5% of the adopted budget. Details of these variances are included in the six-month financials that were distributed to the Board and will be posted on the Trust's website. She then provided a high-level review of the results for the first half of the year (through September 30th) and an update on the Trust's spending on capital projects.

She stated that as in recent years, the Trust is a bit ahead in revenues and is under budgeted in spending at mid-year. Right now, it seems very likely that the Trust will exceed the Operating Surplus of \$4.8 million that was budgeted for FY 25. Total Revenues are at almost \$24 million, or 59% of budgeted revenues of \$40.7 million. Parking Revenue is at 54% of budget, while Lease and Occupancy Permit revenue is at 60% of budget, reflecting the higher revenues expected during the spring/summer season for outdoor occupancies.

On the Expense side, Total Direct Park Operating Expenses are at \$13.7 million as of September 30th, or 43% of the Trust's \$32 million budget. This is due to several factors, including personnel vacancies and the fact that the Trust has not -- or has not yet -- needed to use budgets established for the Pier 97 building, weather-related expenses, and certain general consultants. Net of reimbursements for certain expenses such as for State DOT maintenance, total Net Operating Expenses are at 41% of annual budget.

She continued that Capital Spending on new construction this year relates primarily toward finishing Pier 97, with small additional spend on Gansevoort Peninsula, and design of the Estuarium and the area from W 29th to 44th Streets. The total spent is \$4.6 million for the first six months of the year, with \$6.5 million budgeted for the year.

President Doyle detailed that spending on Capital Maintenance as of September 30th is less than 10% of the FY 25 budget of \$25.8 million. The bulk of the budgeted spending is in two categories: Pier 40 sprinkler and garage repairs and parkwide marine repairs. Combined, the Trust had projected spending over \$15 million on these projects, but in both cases, the Trust is running behind expected start dates. At Pier 40, the Construction Manager as Builder contract is now in place and the Trust expects significant work on the fire suppression system and garage repairs in FY 26. The Trust has not yet secured regulatory permits or the contractor for marine repairs, but the Trust is again confident that spending for such repairs will commence in FY 26. Large

purchases of equipment, budgeted at \$1.5 million are often made in Q3 and Q4, after the busy Park season, and this year is no exception. In all, total spending on Capital Maintenance and Equipment is currently projected to come in at less than 25% of FY 25 budget.

She concluded that the result of the delays in expected capital maintenance spending is that the Trust's staff expects to have a budget surplus at the end of FY25 instead of a budget deficit. The size of the ultimate surplus or deficit realized will depend on how many Trust funded capital maintenance projects can be undertaken before the end of the year.

After delivering the President's Report, Ms. Doyle turned it over to Mr. Rob Rodriguez to provide a report on the State of the Park.

Mr. Rob Rodriguez presented the Park Operations Report to the Board, providing a comprehensive overview of the year's achievements and challenges in maintaining the Park's beauty, safety, and functionality. The report highlighted the collaborative efforts of the horticulture, maintenance, facilities, operations, and public safety teams, underscoring their dedication and innovation in overcoming obstacles and enhancing the Park experience for millions of visitors.

The horticulture team, led by Assistant Vice President Matt Post and Assistant Director Peter Walsh, focuses on the Park's gardens, lawns, and ecological health. This team, which includes 10 full-time employees and 10 seasonal staff members, gained a new full-time horticulturist this year and plans to hire a front-line supervisor to manage its expanding workforce and park areas. A significant transition occurred with the retirement of Peter Kelly, the long-time Director of Horticulture, allowing Peter Walsh to step up after seven years as a horticulturist. The team made substantial progress in planting 39 trees, 359 shrubs, 3,786 perennials, 2,106 annuals, and 22,700 bulbs, not including those added through the Gansevoort Peninsula and Pier 97 projects. Partnerships with organizations like Friends, Shorewalkers, the GreenAcre Foundation, and Greenery NYC provided essential funding for plant purchases. Volunteers contributed significantly, donating 6,882 hours to planting and maintenance. Additionally, the community compost program, led by David Lowenguth, processed over 94,000 pounds of food scraps, producing high-quality compost used to enhance garden beds. Challenges such as limited rainfall were mitigated by extensive irrigation efforts and volunteer contributions. The team also advanced

sustainability by transitioning to battery-powered landscaping equipment, attending trade shows, and sharing best practices with peer institutions like the New York Botanical Garden.

Next, Mr. Rodriguez reported that the maintenance team, under Matt Post's supervision and the day-to-day leadership of Lakhram Bhuanlall, ensured that the Park and its indoor facilities remained clean and functional. Their responsibilities encompassed cleaning eight public restrooms, removing graffiti, painting, performing minor repairs, and supporting events while managing trash removal with five full-time staff and 25 contracted employees from partnerships with the Doe Fund and FedCap. A significant new responsibility was the daily cleaning of Gansevoort Beach, which required beach rakes. The team also handled debris removal from the kayak launch and salt marsh, noting the successful natural growth of cordgrass in the latter. In the coming spring, the team plans to remove the overhead netting that was initially installed to protect the grasses. Efforts to reduce graffiti removal time were successful, logging 452 hours in 2024 compared to 589 hours in 2023, thanks to proactive outreach with skate park stakeholders and the use of sacrificial paints.

He continued his report by stating that the facilities team, led by Assistant Vice President Dwayne Cremona and Director Vinoo Baichu, is responsible for the Park's mechanical, electrical, and plumbing systems, as well as its sports fields, playgrounds, docks, and vehicle fleet. With two mechanics and five skilled technicians, the team faced challenges in filling vacant positions, contributing to their heavy workload. They responded to numerous emergency repair calls, often related to vandalized plumbing, and made strides in greening the Park by installing LED lighting and procuring environmentally friendly vehicles. The team anticipates the arrival of two plug-in hybrid sedans and an electric forklift this month, adding to the Park's existing fleet of over 50 small electric vehicles. Special projects included renovating 2,500 square feet of space within Pier 40 to house the River Project team and securing the 26th Street maintenance building after a fire, showcasing their ability to address crises effectively.

Mr. Rodriguez relayed that the operations team, described as "mighty" despite its small size of four members, is led by Assistant Vice President Christina Singh. The team plays a pivotal role in coordinating workflows across departments, managing public access schedules, and liaising with government agencies like the NYS and NYC Departments of Transportation (DOT). Their work includes conducting bikeway light and pavement audits at early hours, improving security gates and bollards in collaboration with NYS DOT, and addressing bikeway lighting and traffic

signal issues. Recent lighting upgrades between Chambers and Canal Streets have significantly improved safety for cyclists. The team also oversees safety and informational signage, installing new signs along the Esplanade to prevent unsafe climbing and provide suicide prevention resources. Additionally, they managed the sale of surplus equipment through GovDeals, raising funds and finding new uses for items like a broken light tower destined for a farm in the Ivory Coast. The operations team also embraced the holiday spirit, coordinating the park's winter decorations, including garlands, wreaths, and a driftwood tree at Gansevoort Beach.

He then reported that Public Safety, under Assistant Vice President Chris McGann, is a cornerstone of park operations. The partnership with the NYC Department of Parks' Parks Enforcement Patrol (PEP) is central to these efforts, with PEP officers providing law enforcement, first aid, and community education. This year, the Park experienced a decline in crime, but incidents like bag snatches and burglaries required swift action. Surveillance footage proved instrumental in assisting NYPD investigations and apprehending perpetrators, including one armed with a handgun. PEP officers also conducted wellness checks during colder months, hosted community events like National Night Out, and managed incidents involving park tenants and vessels. Despite facing risks, including assaults on four officers, the PEP team's dedication ensured the Park remained a safe and welcoming space. Mr. Rodriguez praised their courage and commitment, as well as the vital support from the NYPD, tenants, and the Advisory Council.

Concluding his report, Mr. Rodriguez expressed gratitude to the Board and the Trust's staff for their support and dedication, emphasizing the teamwork that defines Hudson River Park's operations. He wished everyone a joyful holiday season and a prosperous New Year.

The Chair introduced Tammy Meltzer to provide the Advisory Council report at the beginning of the meeting. Ms. Meltzer reported that last month, the Advisory Council hosted representatives from Related Companies to discuss their development projects and their potential impact on the park and surrounding areas. The Council requested follow-up presentations with detailed renderings to better understand how these projects will connect the to the far west side. Meeting dates for 2025 have been set, and the Council is actively seeking new members, particularly from northern neighborhood associations, to support upcoming park developments.

Additionally, a project is underway to enhance the Council's online presence by updating the Council's portion of the Hudson River Park website to improve public engagement and visibility.

Connie Fishman provided the Hudson River Park Friends report at the beginning of the meeting. Ms. Fishman highlighted the first annual cash transfer of \$750,000 to the Trust, alongside a \$200,000 restricted grant, marking a strong start. She outlined collaborative efforts with public art consultants to develop a joint art and park program, involving significant fundraising and learning from other parks' experiences. Board member Larry Keigwin pledged \$100,000 to seed the planning effort. Additionally, a pro bono consultant is assisting with future capital fundraising for the Estuarium. She concluded about the successful conclusion of a volunteer program and plans for next year's events, including a new donor staffing plan funded by the Oak Foundation and adjustments to the gala format.

The Chair thanked all the presenters and then asked the Directors if there was any further business for the public portion of the meeting. There being none, Chair Foster called for a motion to adjourn the public portion of the meeting and to move into the Executive Session to address litigation and real estate matters. The public portion of the meeting adjourned at 5:41 PM. The Executive Session ended at 6:15 PM. No action occurred during the Executive Session.