



**MEETING OF THE
BOARD OF DIRECTORS**

June 5, 2025 at 4:30 pm
Location: Hudson River Park Trust
Pier 57 Discovery Tank Classroom
25 11th Avenue
New York, NY 10011

FINAL AGENDA

I. CONSENT AGENDA

- A. Approval of Minutes and Ratification of the Actions Taken at the March 27, 2025 Meeting of the Hudson River Park Trust Board of Directors
- B. Authorization to Amend Contracts for On-Call General Construction Services
- C. Authorization to Amend Contracts for On-Call Architecture and Engineering Services
- D. Ratification and Approval of Contract with Kone, Inc. for Elevator Maintenance Services
- E. Ratification and Approval of Contract Amendment with Mickella Solutions, Inc. for Audio Consultant Services
- F. Ratification and Adoption of 2025 Investment Guidelines
- G. Ratification of Community Member Appointees to the Hudson River Park Advisory Council

II. CORPORATE ACTIONS

- H. Authorization to Contract with Risa Heller Communications for Strategic Public Relations and Communications Services
- I. Annual Confirmation of the Hudson River Park Mission Statement and Performance Measures

III. PRESIDENT'S REPORT

IV. ADVISORY COUNCIL and HUDSON RIVER PARK FRIENDS REPORTS

V. EXECUTIVE SESSION on PENDING REAL ESTATE and LITIGATION MATTERS

VI. ADJOURN

The public is welcome to attend the meeting in person or watch on line on the following Zoom link:
<https://us06web.zoom.us/j/83115552050> Phone one-tap:+16465588656,,83115552050# US (New York)

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions
Taken at the March 27, 2025 Meeting of the Hudson River Park Trust Board of Directors**

RESOLVED, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on March 27, 2025 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 5, 2025

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend the Contracts with Andrew Velez Construction, Inc. d/b/a Velez Organization; Sweet Group of New York, LLC; and Greenway USA, LLC for On-Call General Construction Services

I. Contract Summaries

Contractors: Andrew Velez Construction, Inc. d/b/a Velez Organization (“Velez”)
Sweet Group of New York, LLC (“Sweet”)
Greenway USA, LLC (“Greenway”)

Proposed Work: On-Call General Construction Services

Contract Numbers: C5650 – Velez
C5651 – Sweet
C5652 – Greenway

Amendment Amount: An Additional \$2,000,000 for a Total Board Authorization of up to \$5,000,000 in the aggregate

II. Background

In November 2023, the Hudson River Park Trust (“Trust”) released a Request for Proposals (“RFP”) for On-Call General Construction Services for small- and medium-scale projects for which on-call services could be needed over the expected three-year contract term period. At its March 26, 2024 meeting, the Board of Directors authorized the Trust to enter into contracts with Velez, Sweet and Greenway for the On-Call General Construction Services at the initial aggregate amount of \$3,000,000.

To date, these on-call contracts have been utilized to address fire damage at the 26th Street Maintenance Building, replace the canopy fabric at the Pier 45 shade structure, conduct paving work, and replace the synthetic turf at Pier 46. Synthetic turf will also be replaced in the fall at Pier 25. The Trust staff has identified additional projects for which on-call general contractor services are also needed, including repair work to four park building roofs, repairs to the large-scale sliding doors at some boathouses, and installation of new perimeter railing around Pier 40 that will be partially reimbursed by a U.S. Housing and Urban Development (“HUD”) Community Project Funding Grant for pedestrian safety that was secured by Congressman Nadler. Trust staff thus requests an additional \$2 million for a Total Board Authorized Amount of up to \$5 million in the aggregate so that additional projects can be completed in the second and third years of the contracts.

Velez, Sweet and Greenway continue to offer the same favorable hourly rates for the on-call services as originally proposed, which the Trust staff had determined fair and reasonable and thus presented the best value to the Trust.

III. Funding

Funding for the three contract amendments will be identified through the capital maintenance portion of the Trust's annual operating budget as approved by the Board of Directors each year. A portion of the funding will be reimbursed by HUD.

IV. Requested Action

The Trust staff requests authorization by the Board of Directors to amend the contracts with Velez, Sweet, and Greenway for On-Call General Construction Services by an additional \$2,000,000 combined for an aggregate Total Board Authorization Amount of up to \$5,000,000 over the three-year contract period.

Attachment:
Resolution

HUDSON RIVER PARK TRUST - Authorization to Amend the Contract with (1) Andrew Velez Construction Inc. d/b/a Velez Organization; (2) Sweet Group of New York, LLC; and (3) Greenway USA, LLC for On-Call General Construction Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 5, 2025, 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 three separate contracts with: (1) Andrew Velez Construction Inc. d/b/a Velez Organization; (2) Sweet Group of New York LLC; and (3) Greenway USA, LLC for On-Call General Construction Services by an additional \$2,000,000 combined for an Aggregate Total Board Authorization Amount of up to \$5,000,000 over the 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.

For Consideration
June 5, 2025

To: The Directors

From: Noreen Doyle

Re: Authorization to Amend Contracts with Marvel Architects, Landscape Architects, Urban Designers, PLLC; H2M Architects, Engineers, Land Surveying and Landscape Architecture, D.P.C.; and Nelligan White Architects, PLLC for On-Call Architecture and Engineering Services

I. Contract Summaries

Contractors: Marvel Architects, Landscape Architects, Urban Designers, PLLC (“Marvel”)
H2M Architects, Engineers, Land Surveying and Landscape Architecture, D.P.C. (“H2M”)
Nelligan White Architects, PLLC (“Nelligan”)

Proposed Work: On-Call Architecture and Engineering Services

Contract Numbers: A5320 – Marvel
A5321 – H2M
A5322 – Nelligan

Authorization Amount: An Additional \$1,500,000 for a Total Board Authorization Amount of up to \$3,500,000 in the aggregate over the Four-Year Period

II. Background

In June 2023, the Hudson River Park Trust (“Trust”) released a Request for Proposals (“RFP”) for On-Call Architecture and Engineering Services seeking qualified firms to provide on-call architectural and engineering services as needed for small- and medium-scale projects throughout Hudson River Park over a four-year contract term. At its October 3, 2023 meeting, the Board of Directors authorized the Trust to enter into three separate on-call architecture/engineering contracts with Marvel, H2M and Nelligan for an initial aggregate budget of \$2,000,000.

To date, the On-Call Architecture and Engineering contractors have been used to support a number of projects, including the Pier 40 fire protection systems, Pier 40 sports field lighting, boathouse roof reconstructions, and surveys related to the potential sale of unused development rights. Trust staff now requests an additional \$1,500,000 in the aggregate to cover additional scopes of work that are anticipated over the remaining last two years of the contracts. Marvel, H2M and Nelligan continue to offer the same favorable hourly rates for the on-call services as originally proposed and thus continue to present the best value to the Trust.

III. Funding

Funding for the three contract amendments 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. The Trust will also continue to be reimbursed for professional services related to the potential sale of unused development rights by any private developers that might seek to purchase such excess development rights.

IV. Requested Action

The Trust staff requests authorization by the Board of Directors to amend the contracts with Marvel, H2M, and Nelligan for On-Call Architecture and Engineering Services by an additional \$1,500,000 combined for an aggregate Total Board Authorization Amount of up to \$3,500,000 over the four-year contract period.

Attachment:

Resolution

HUDSON RIVER PARK TRUST - Authorization to Amend Contracts 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

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 5, 2025, 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 three separate contracts 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 by an additional \$1,500,000 combined for an Aggregate Total Board Authorization Amount of up to \$3,500,000 over the four-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.

For Consideration
June 5, 2025

To: The Directors
From: Noreen Doyle
Re: Ratification and Approval of Contract with Kone, Inc. for Pier 40 Elevator
Maintenance Services

I. Contract Summary

Contractor: Kone, Inc.
Proposed Work: Pier 40 Elevator Maintenance Services
Contract Number: G7530
Approval Amount: \$125,000 plus a 10% contingency, for a Total Board Authorization Amount of up to \$137,500 Over Five-Year Period

II. Background

The Hudson River Park Trust (“Trust”) requires the services of an on-call contractor for monthly elevator inspections and maintenance services at Pier 40. The elevators at Pier 40 are essential to the operation of the building and provide the sole means of accessible public access to the various floors of the facility for people with certain disabilities. As explained below, in June 2024, the Trust entered into a one-year contract with Kone, Inc. as a centralized contractor with the NYS Office of General Services (“OGS”) and now seeks ratification and approval of the contract for the full five-year contract term authorized by OGS for this centralized contract.

III. Procurement Process

In accordance with the Trust’s Procurement Guidelines, the Trust sought the use of a centralized contract through the NYS Office of General Services. OGS requires all state agencies and public authorities interested in using its centralized contracts for elevator services to undertake a mini-bid process in which all qualified contractors registered with OGS in the applicable region, in this case New York City, receive a copy of the advertisement and have an opportunity to bid on the contract.

The Trust released its advertisement of the mini-bid in May 2024 and received three responses to the bid. A committee comprised of Trust staff evaluated the bid proposals based on the criteria set forth in the mini-bid. Kone, Inc. was determined to be the respondent that offered the lowest price and thus offered the “best value” for the services. Kone offered to inspect the two elevators at a cost of \$1,400 per month, which pricing was determined to be very reasonable. At the time, because Kone was a new contractor, the Trust determined that it would limit the initial contract to a one-year term at a contract price of \$25,000 to cover both the monthly inspections and any additional costs related to necessary repairs while the Trust evaluated Kone’s services. The Trust staff has been overall pleased with the services provided to date. Accordingly, the Trust staff now seeks to proceed with extending the services for an additional four years at a cost of \$25,000 per year, plus a 10 percent contingency to account for any future changes in prevailing wages or substantial repairs that could be needed.

IV. Funding

Funding for this contract will be available through the Trust's annual operating budget as approved by the Board of Directors each year.

V. Requested Action

The Trust staff requests ratification and approval by the Board of Directors of the contract with Kone, Inc. for Pier 40 Elevator Maintenance Services for a five-year term in the amount of \$125,000 plus a 10 percent contingency for a Total Board Authorization Amount of up to \$137,500.

Attachment:

Resolution

HUDSON RIVER PARK TRUST – Ratification and Approval of Contract with Kone, Inc. for the Pier 40 Elevator Maintenance Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the contract with Kone, Inc. for Pier 40 Elevator Maintenance Services for a five-year term in the amount of \$125,000, plus a 10% contingency, for a Total Board Authorization Amount of up to \$137,500; 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.

For Consideration
June 5, 2025

To: The Directors

From: Noreen Doyle

Re: Ratification and Approval of Contract Amendment with Mickella Solutions, Inc.
for Audio Consultant Services

I. Contract Summary

Contractor: Mickella Solutions, Inc.
Proposed Work: Audio Consultant Services
Contract Number: G6910
Amendment: Addition of \$310,000 for a Total Board Authorization Amount of up to \$456,880 and Extension of Term

II. Background

Throughout the year, Hudson River Park (the “Park”) provides free and low-cost recreational, educational, and cultural programming events that require a specific level of technical audio expertise and sound equipment. For the 2023 summer season, the Hudson River Park Trust (“Trust”) undertook a competitive discretionary procurement directed at MWBE-certified firms for audio consulting services to support programming for up to five years in years 2023 through 2027. The Trust subsequently entered into contracts with two separate companies for an initial one-year term. At its July 2024 meeting, the Board of Directors (“Board”) authorized a one-year extension of the contract term with Mickella Solutions, Inc. (“Mickella”) for a Total Board Authorization of up to \$146,800.

The Trust has been very pleased with the sound system and overall performance of Mickella throughout the 2023 and 2024 summer seasons. In 2024, Mickella provided audio services for Jazz at Pier 84, Sunset on the Hudson, Blues on the Boardwalk and the Broadway on the Boardwalk series. The Trust staff now seeks to extend Mickella’s contract term to cover the remaining three years for audio services in 2025, 2026 and 2027. Mickella has committed to continue billing the Trust at the same rate as 2024, capped at \$100,000 per year. Trust staff also seeks to add an additional \$10,000 in the event that additional services are needed.

III. Funding

Funding for this amendment is available from the Trust’s annual operating budget as approved by the Board each year.

IV. Requested Action

The Trust staff requests Board ratification and approval of the contract amendment with Mickella Solutions, Inc. for Audio Consulting Services for an additional \$310,000 for a Total Board Authorization Amount of up to \$456,880 and an up to three-year extension of the contract term through February 15, 2028.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Ratification and Approval of Contract Amendment with Mickella Solutions, Inc. for Audio Consulting Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the contract amendment with Mickella Solutions, Inc. for Audio Consulting Services for an additional \$310,000 for a Total Board Authorization Amount of up to \$456,880 and an up to three-year extension of the contract term through February 15, 2028; 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.

For Consideration
June 5, 2025

To: The Directors

From: Noreen Doyle

Re: Ratification and Adoption of 2025 Investment Guidelines

I. Background

New York State Public Authorities Law requires that the Hudson River Park Trust (“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 (“Board”).

At the June 6, 2024 meeting, the Board approved the Trust’s investment guidelines (the “2024 Investment Guidelines”), which are consistent with guidance published by the New York State Comptroller while also addressing the Trust’s Net-Zero Investment Portfolio Action Plan required to be filed with New York State in September 2022.

The Trust staff has reviewed the 2024 Investment Guidelines and believes that the Investment Guidelines continue to 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. Other than adding the Trust Board to the definitions section in Article Two and deleting a reference to an industry trade association that is not a regulatory body, the only recommended changes related to minor formatting and editing changes.

The Trust staff has since shared a copy of the proposed Investment Guidelines for 2025 with all Directors and recommends that the Board ratify and adopt the Investment Guidelines for 2025, which content remains substantially the same as the 2024 Investment Guidelines.

II. Requested Action

The Hudson River Park Trust seeks ratification and adoption by the Board of the 2025 Investment Guidelines.

Attachment:
Resolution
2025 Investment Guidelines

HUDSON RIVER PARK TRUST – Ratification and Adoption of 2025 Investment Guidelines pursuant to New York State Public Authorities Law Section 2925 and the New York State Comptroller’s Investment Guidelines for Public Authorities

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 5, 2025, 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 2025 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 5, 2025

To: The Directors

From: Noreen Doyle

Re: Ratification of Community Member Appointees to the Hudson River Park
Advisory Council

BACKGROUND

Section 15 of the Hudson River Park Act creates the Hudson River Park Advisory Council (the “Council”) and intends for it to include local community, park, environmental, civic, labor and business organizations, and elected officials. The Trust’s Bylaws and the Council’s By-Laws require confirmation by the Hudson River Park Trust (“Trust”) Board of Directors of any new Advisory Council appointee.

Pursuant to the Council’s By-Laws, on March 31, 2025, the Council held an election for the appointment of the Community Members. The new Community Member appointees as elected by the Advisory Council are NYC Pride, Riverkeeper, and Hell’s Kitchen Neighborhood Coalition. Trust staff have reviewed the list of existing Community Members with the three new appointees and confirm that the overall membership of the Advisory Council reflects a balanced representation of the different neighborhood and interest groups in relation to Hudson River Park as required by the Act and Council’s By-Laws.

REQUESTED ACTION

The Advisory Council seeks ratification by the Trust Board of Directors of the new Council Community Member appointments.

Attachment:
Resolution

HUDSON RIVER PARK TRUST – Ratification of the Appointment of Community Members of the Hudson River Park Advisory Council

RESOLVED, based on the materials presented to the Board of Directors at its meeting on June 5, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby ratify the appointment of the following new Community Members of the Hudson River Park Advisory Council: NYC Pride, Riverkeeper and Hell’s Kitchen Neighborhood Coalition; 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 5, 2025

To: The Directors

From: Noreen Doyle

Re: Authorization to Contract with Risa Heller Communications, LLC for Strategic Public Relations and Communications Services

I. Contract Summary

Contractor: Risa Heller Communications, LLC, d.b.a. HELLER
Proposed Work: Strategic Public Relations and Communications Services
Contract Number: G7850
Authorization Amount: Up to \$700,000 over a five-year period

II. Background

The Hudson River Park Trust (“Trust”) is working on ambitious initiatives that will advance completion of the original legislated vision for Hudson River Park, including the creation of a future estuarium and the completion of the Park area between West 29th and 44th Streets. Along with our environmental and public programming, these projects will build on more than two decades of Hudson River Park’s success, ensuring that it becomes an even more essential part of New York City life. Staff has identified a need for assistance with press and media relations with respect to these and other initiatives to help reinforce Hudson River Park’s identity as a transformative public space, where nature, culture and community come together, and as a critical driver for private and public sector investment in Manhattan’s far west side.

Press and media relations services are also needed to support other goals, such as educating the public about the Park, reinforcing the Park brand, and strengthening the Park’s identity as a unique place worthy of financial and volunteer support. Support may also be needed in other areas, such as targeted initiatives and strategies for print and digital media, and ensuring that Park messaging is coordinated, when appropriate, with Trust funding and governmental partners while maintaining the Park’s unique voice and identity.

III. Procurement Process

In accordance with the Trust’s Procurement Guidelines, a Request for Proposals (“RFP”) for Strategic Public Relations and Communications Services was published in the New York State Contract Reporter and on the Trust’s website for the period February 19, 2025 through April 11, 2025. The RFP set forth the anticipated scope of work, which included serving as the Trust’s spokesperson for certain media requests, developing press campaigns, issuing press releases, providing talking points and training when necessary, securing media coverage, and social media consulting. Because the nature of the work does not provide for subcontracting opportunities, the

30 percent MWBE and six percent SDVOB goals were waived prior to the release of the RFP.

The Trust received 25 proposals on the RFP submission due date. A selection committee comprised of staff from the Public Programs, River Project and Legal Departments reviewed the submissions and evaluated each respondent pursuant to the evaluation criteria set forth in the RFP, including the quality of the respondent's proposal; evidence of clear and compelling writing and communications ability; demonstrated prior experience and success working with New York State or New York City governmental clients, as well as experience with local media and issues applicable to Hudson River Park; the proposed fee and cost schedule; and M/WBE status.

Based on its review, the selection committee interviewed the top eight ranked firms. After the interviews and the receipt of best and final price offerings, the selection committee determined that Risa Heller Communications, LLC, d.b.a. HELLER ("Risa Heller") was the most qualified firm 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. Risa Heller has successfully performed work for the Trust for the last five years and has extensive experience in public relations, media outreach, and government affairs. Risa Heller has also represented other public parks, including the Trust for Governors Island, Brooklyn Bridge Park Corporation, the Prospect Park Alliance and the Natural Areas Conservancy. As such, the company is very familiar with media in the park's sector. Risa Heller's practice also extends to numerous high profile real estate projects, such as Essex Crossing, Anable Basin in Long Island City, Two Bridges, 80 Flatbush, the Brooklyn Navy Yard and the Brooklyn Queens Connector.

Risa Heller's proposed monthly fee is reasonable and was in the middle of the range of the other respondents for the first contract year and then subsequently. The Trust staff therefore seeks to enter into a contract over a five-year contract term in the amount of \$700,000. The Trust staff completed the responsibility determination for Risa Heller, including requirements of legal authority, integrity and past performance, and no issues were identified.

IV. Funding

Funding for this contract will be subject to the Board of Director's annual review and approval of the Trust's Operating budget.

V. Requested Action

The Trust staff seeks authorization by the Board of Directors to enter into a contract with Risa Heller Communications, LLC for Strategic Public Relations and Communication Services for a five-year term in an amount of up to \$700,000.

Attachment:

Resolution

HUDSON RIVER PARK TRUST - Authorization to Contract with Risa Heller Communications for Strategic Public Relations and Communications Services

RESOLVED, based on the materials presented to the Board of Directors at its meeting of June 5, 2025, 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 Risa Heller Communications, LLC, d.b.a. HELLER, for Strategic Public Relations and Communication Services for a five-year term in an amount of up to \$700,000; 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 5, 2025

To: The Directors

From: Noreen Doyle

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

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 2025 performance measures by the Board of Directors.

Attachments:

Resolution
Mission Statement and 2025 Performance Measures

HUDSON RIVER PARK TRUST – Confirmation of Hudson River Park Trust Mission Statement and 2025 Performance Measures

RESOLVED, based on the materials presented to the Board of Directors at its meeting on June 5, 2025, 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 2025 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.

Hudson River Park Mission Statement and Performance Measurement Report for FY 2024-25

MISSION STATEMENT

As set forth in the Hudson River Park Trust’s enabling legislation, the Hudson River Park Act (Act), Chapter 592 of the 1998 Laws of New York, the mission of the Hudson River Park Trust is to encourage, promote and expand public access to the Hudson River, to promote water-based recreation, and enhance the natural, cultural, and historic aspects of the river from north of Chambers Street to West 59th Street in New York City for residents and visitors to the area. The Trust has authority over the planning, construction, operation and maintenance of Hudson River Park.

PUBLIC BENEFIT

While residents and workers in and around the west side of lower Manhattan may be the primary benefactors, the benefits of Hudson River Park (the “Park”) extend to all stakeholders including the people of the City of New York, the State of New York, local employees, and tourists and visitors from across the region, the country and the world.

PERFORMANCE MEASUREMENT REPORT

1. Plan and Design the Park

Hudson River Park is being designed within a carefully planned environmental and regulatory framework to provide for a wide variety of active and passive recreational opportunities, including children’s playgrounds, recreational fields and courts, restroom facilities, small food concessions, boathouses, lawns, gardens, public art, cultural events, education spaces, and more. For new public park areas, Trust staff, architects, engineers and landscape architects have historically worked with local community members to identify specific programs and elements for the piers and upland areas in each community. As Park development advances, areas to be designed continue to undergo planning and collaboration with local groups consistent with Hudson River Park practices since inception.

As of the end of FY 2025, the Trust has completed construction of nearly all major, originally planned public components envisioned by the Act. Areas now in design include the Estuarium, an environmental education and science building core to the Trust’s mission, to be located in the upland area near Pier 26 and the Esplanade and upland area between West 29th and 44th Streets.

In September 2022, the Trust approved a contract with Sage & Coombe to lead a multi-disciplined design team charged with preparing the design for the new Estuarium. Throughout FY 2025, designs for the building, landscape, exhibits, and water intake and mechanical systems continued to progress, and the Trust hosted public meetings to share and solicit feedback on design. Specifically, the design team and the Trust held a meeting with Manhattan Community Board 1 in June 2024 to share updates on the schematic designs. Since then, refinements have continued based on the community and Board feedback and the team continued to identify cost saving measures as the Trust does not yet have full funding for this project.

In January 2024, the Trust selected Marvel Architects, Landscape Architects, Urban Designers, PLLC (Marvel) in response to a Request for Proposals to lead a team to design the unfinished area of Hudson River Park located between West 29th and 46th Streets – a challenging area due to existing land uses and other occupancies. Marvel has been engaged in planning and design work, and several stakeholder meetings were held throughout FY 2025. The design team was introduced to Manhattan Community Board 4 in July 2024, and then to certain tenants and other occupants operating in that area in August and September 2024. The Trust then organized a community engagement meeting held on January 13, 2025 at the Intrepid Museum. Over 70 attendees participated in an interactive session designed to solicit input from stakeholders and spark discussion among participants on their programmatic interests for the area between W 39th Street and Pier 84 – the first area of design focus within this zone.

Throughout the year, the Trust continued to engage with the Battery Park City Authority (BPCA) regarding its proposed Northwest Resiliency project, which aims to install floodwalls and other measures around this portion of Battery Park City to prevent damage from storm surge to that residential and commercial community. A small portion of that project would occur within the southern portion of Hudson River Park and its Estuarine Sanctuary, with other work occurring adjacent to the Park. The Trust staff carefully reviewed the Draft Environmental Impact Statement released by BPCA in late August 2024 and provided comments to address operational and construction related impacts to the Park, inclusive of some concerns raised to the Trust by its Advisory Council. Separately, the Trust also had preliminary discussions about potential habitat enhancements for the Sanctuary area that would be affected. Staff will continue to engage with BPCA as planning continues, including regarding final design to restore the impacted area in the Park after construction by BPCA is complete. Once work on the portion of Hudson River Park that would be affected commences, construction is expected to last several years.

The Trust also continues to work with the New York State Department of Transportation on design and other aspects of review required before the Trust can receive federal funding for completing finishes for the permanent esplanade and bikeway that will better connect Hudson River Park with New York City's Riverside Park South in the vicinity of Pier 97.

2. Construct the Park

During FY 24-25, the Trust formally opened Pier 97 as a new public park pier and conducted other construction activity.

A. Pier 97

Construction of Pier 97 began in Fall 2021 and a large portion opened to the public in late December 2023. The remaining pier work was completed during the 24-25 fiscal year with the formal public opening ceremony occurring in late September 2024. This new park pier includes a playground with water spray features, a granite “all ages” slide, a sports field, gently sloping lawns, an elevated belvedere with integrated seating, and sunset plaza chairs for relaxation.

In addition to the landscaped pier, the Trust has also been constructing a new restroom, maintenance and small concession building on the adjacent upland area. Construction on that structure continued throughout the fiscal year with the expectation that the Temporary Certificate of Occupancy will be issued in Spring 2025.

B. Gansevoort Peninsula

Construction of the 5.5 acres of new public park at the Gansevoort Peninsula, a former Department of Sanitation facility was fully completed in December 2023. The installation of a salt marsh on the north side with native grasses and plantings coupled with submerged reef balls and oyster gabions provides valuable habitat, improves resiliency and serves as an educational and research opportunity. During the first quarter of the 2024-25 fiscal year, the Trust added additional plantings, signage, lighting and decorative surfacing at the three dog runs as well. Construction of the new maintenance and restroom building was also completed, with the restrooms opening to the public in July 2024.

C. Other Construction

In July 2024, the Trust entered into a contract with Hudson Meridian to serve as Construction Manager as Builder to plan, oversee and issue construction bids for important capital maintenance work needed at Pier 40, including continuing upgrades of the fire suppression system, repair work to the parking garage required by State and City laws, and addressing the deteriorated loading dock that surrounds the Pier 40 courtyard fields. Subject to funding and other considerations, other capital maintenance projects at Pier 40 are also anticipated. Aside from design, procurement and funding, planning for this work requires extensive coordination with Trust staff given the complexity of keeping the public parking garage, ballfields, Trust's offices and other occupant spaces open while the capital maintenance work proceeds. Actual construction is expected to occur in FY 2025-26.

In January 2025, the Trust selected a new on-call parkwide construction manager to oversee several smaller repair projects throughout the Park, including the replacement of the synthetic turf at Piers 25 and 46, repairs to the roofs at several smaller buildings, and parkwide unit paving. EverGreene Architectural Arts also began repairs to several public art pieces located in the Park.

The Trust also selected a new parkwide marine contractor in January 2025 to make the necessary repairs to piers, docks and bulkheads based on an engineering report prepared by the Trust's marine engineers. Reicon Group, LLC is expected to begin the repair work in 2025 with ongoing parkwide marine repairs occurring throughout the four-year contract term.

Chelsea Piers, the tenant that occupies Piers 59, 60, and 61 and the headhouse, made substantial improvements to the public walkway located adjacent to the Hudson River as required by the lease agreement between the Trust and Chelsea Piers. In addition, as required by its lease agreement with the Trust, the Intrepid Museum located near 46th Street completed the removal of an older chiller plant that resulted in an additional 4,000 square feet becoming public open space at Pier 86.

3. Operate and Maintain the Park

The Trust continued to maintain the wide variety of plants and trees throughout the Park in FY 24-25. The Trust's Operations and Facilities Departments continued to provide day-to-day care of the Park, from daily cleaning of park areas, restrooms and office spaces, to trash and graffiti removal, to keeping fountains and other key infrastructure working in good order. Trust staff continued to manage contracts for on-call services, including janitorial, irrigation, elevator inspections, and

upgrading and repairing fire alarm systems, allowing the Park to meet its high maintenance standards.

During the 2024 season, the Trust's Horticulture Department worked with Hudson River Park Friends to host 117 volunteer events with nearly 3,000 volunteers. The Trust also continued its highly successful compost program, combining collections from the public with brown plant matter that would have become horticulture waste to create healthy, nutrient-rich soil used throughout the Park.

Beyond day-to-day care, the Trust routinely reviews the maintenance needs of the Park and updates its security and maintenance plans accordingly based on available budgets. For example, in FY 24-25, the Trust continued to expand its security system by adding new cameras and related infrastructure.

Maintaining the Park includes undertaking significant capital maintenance projects. In FY 24-25, the Trust completed the resurfacing to a water spray area at the Pier 25 playground, repaired the wood decking at Pier 45, and replaced or repaired several docks.

4. Provide Free and/or Low-Cost Public Recreational, Educational and Cultural Opportunities

Throughout FY 24-25, the Park was used by millions for walking, exercising and relaxing. The park's multiple ballfields were once again heavily used throughout the year by local schools, youth and adult leagues, and by the community more broadly during open play hours. The recently constructed sports fields at Gansevoort Peninsula and Chelsea Waterside Park provide much needed space for youth and adult leagues alike, with the Trust issuing more than 22,000 permitted field hours to more than 100 groups in FY 24-25.

During the 2024 summer season, the Trust organized and hosted over 400 free events throughout the Park footprint, including Pride weekend at Piers 45 and 46, Bollywood and Bhangra dance at Pier 63, Sunset Salsa and Dance is Life at Pier 76, Jazz at Pier 84, a new Broadway by the Boardwalk series at Clinton Cove, Tide Deck tours and science programming at Piers 26 and 57, plus a full range of fitness classes throughout the Park. Over 11,000 people attended the annual Blues BBQ festival at Pier 76 on August 10, and the Trust saw robust attendance at its other performances, festivals, educational programming, dance classes and more. In September, the Trust partnered with the New York Latin Food Festival in which 45 vendors offered savory dishes while listening to Latin music at Pier 76. The annual Pumpkin Smash event in November 2024 attracted nearly 2,000 patrons and resulted in the smashing of over 6,000 pounds of pumpkins in support of the Trust's composting program. The Trust continued its partnership with Bike New York for a second year to teach over 1,000 New Yorkers -- both adults and children -- how to ride a bike or enhance their biking skills at Pier 76. Additionally, various Park tenants continued to provide free or low-cost programming, such as free kayaking and historic boat tours, expanding the Park's reach and breadth of offerings.

The Trust's River Project once again hosted hundreds of in-person educational programs throughout FY 25, including a wide variety of enriching STEM programs, camp field trips and public drop-in programs throughout the year. Over two-thirds of available field trips hosted by the River Project hail from Title 1 Schools, and staff conducts significant outreach so that teachers

and administrators from across New York City are aware of the Park's affordable or free educational offerings. The annual Release of the Fishes at the Pier 40 Wetlab held in late October 2024 attracted a record number of community members to the event.

The Park continued to work closely with many permittees and tenants to facilitate additional free and low-cost recreational, educational and cultural opportunities. At the Park's four purpose-built boathouses and Pier 40, permittees continued to provide safe, accessible, free and low-cost on-water boating opportunities for the public, serving over 50,000 people. Collectively, the boating permittees within the Park form the largest on-water boating program in the region. In addition, the Trust has partnered with the US Coast Guard Auxiliary and the Nautical School to provide free and low-cost boating education programs in recognition of the Sanctuary's value for recreational boating and the Trust's commitment to public safety.

5. Promote Environmental Stewardship and Enhance the Estuarine Sanctuary

The Trust continues to make significant advancements in its mandate to protect and enhance existing marine habitat and the approximately 400 acres of Estuarine Sanctuary.

Environmental education has been a longstanding Trust priority, and efforts in FY 24-25 built on prior successes. Field trip programs hosted by the River Project team served over 5,000 NYC students. These programs take place at locations throughout the Park including the Pier 26 Tide Deck, Pier 40 Wetlab, Gansevoort Peninsula and the Pier 57 Discovery Tank. Field trips offer hands-on opportunities for students to explore fish, plankton, shoreline ecology, pollution, climate change and more. During the 2024 summer programming season, the Trust offered over a range of public education programs including catch & release fishing, Wetlab aquarium open hours, science lectures, early childhood STEM programming, park tours and more. The River Project also held its second annual Crab Week in mid July 2024 to promote the role of crabs in the Hudson River environment.

The Trust's annual SUBMERGE Marine Science Festival occurred May 17 and 18, 2024 at Pier 84, attracting 1,000 students and over 3,000 members of the public. Guests at the festival were able to engage with over 20 organizations including New York State, New York City, federal and non-profit partners providing unique and interesting opportunities to learn about marine science. The event also showcased a wide range of local wildlife including raptors, owls, turtles, terrapins, seahorses and crabs.

Since 2021, the Trust has installed over 35 million oysters into the Park's Sanctuary waters -- a third of New York City's total restored oyster population as of 2024. During Summer 2024, the Trust continued the third year of a five-year research program designed to assess the health and habitat of the enhancement structures located as part of the Tribeca Habitat Enhancement Project. The Trust also received a \$750,000 grant from the National Oceanic and Atmospheric Administration through Congressionally Directed Funding for a multiyear research project on the 300 submerged habitat enhancement features that were installed north of the Gansevoort Peninsula's salt marsh as part of the Gansevoort Peninsula park construction project. The Trust retained an environmental consultant in June 2024 and the research began at that time.

Throughout the year, the Trust had meetings with and consulted with members of its Technical Advisory Council (TAC) as provided for in the adopted Estuarine Sanctuary Management Plan (ESMP). The Trust held its fourth annual ESMP Science Sanctuary meeting in January 2025,

inviting members of the TAC along with local university and college faculty members and other environmental partners. During the meeting, the Trust provided updates on the seven research projects conducted by the River Project, including on fish ecology, eDNA, plastic pollution, water quality, pathogens, and studies focused on Park habitat enhancement efforts. Visiting scholars were also invited to share findings related to the Gansevoort Peninsula salt marsh including regarding oyster recruitment and genetics, the effects of Combined Sewer Outfall impact on microbial community assemblages, and images of the aquatic life in the Hudson River. The Trust also held the annual ESMP Technical Advisory Council meeting in February 2025 to provide a comprehensive review of the Sanctuary and plans for upcoming programs and projects.

6. Promote economic development and tourism in the state of New York

Throughout the fiscal year, the Park was again visited annually by millions of people – both New Yorkers and visitors to the City. The Trust continues to work with a wide range of partners on promoting New York City as a premier destination.

In 2024, New York City announced that The Macy's July 4, 2024 fireworks display and celebration would be held along the Hudson River, with public viewing and Macy's operations occurring in Hudson River Park. The Trust coordinated extensively with Macy's, New York City's Office of Citywide Event Coordination and Management, New York City Police Department and Chelsea Piers on logistics for this massive public event that attracts enormous crowds of New Yorkers and tourists for in-person fireworks viewing while also serving millions on national live TV. Due to the extensive advance planning and engagement, the event was a noted success.

Notably, Little Island continues to receive considerable news coverage and brings many new visitors to the Park and New York City through its unique combination of iconic architecture and innovative cultural programming. Little Island's amphitheater events were sold out for the entire summer 2024 season, and the maximum ticket price was once again \$25. At Pier 57, the public park rooftop and its thrilling views continued to be a significant attraction, and the ground level Market Hall, City Winery, and Google's community classrooms all also continued to thrive. Planned construction of additional new restaurants at Pier 57 also began in FY 25. Nearby, the sunning beach and other amenities at Gansevoort Peninsula have also become a destination for New Yorkers and tourists alike.

The Intrepid Museum remains an essential attraction for many students, New Yorkers and visitors from around the world, while also honoring and serving members and former members of the United States military branches including through annual traditions like Fleet Week. Circle Line continues as perhaps New York City's most iconic maritime recreational activity.

The Trust is a founding member of the West Side Cultural Network, a collaboration between cultural institutions on the West Side to promote collective offerings occurring in the neighborhoods adjacent to the Park. Through this partnership, institutions including the Whitney Museum, the Shed, Poster House, and Highline, among others, join together to produce the Westside Festival, a daylong celebration of the vibrant cultural hub that has emerged between the Meatpacking District and Hell's Kitchen. The second Westside Festival took place in July 2024.

Throughout the year, many tenants and permittees, including but not limited to Chelsea Piers, the Intrepid Museum, Circle Line, City Winery and Vineyard, Grand Banks, Drift Inn, and the Park's carousel, miniature golf and trapeze school continued to provide significant and sometimes unique

employment opportunities while attracting and serving significant numbers of visitors. Similarly, the Trust hosted film and television shoots, fashion shows, and a wide range of non-profits for walk/run fundraisers. Nearly all these events enhanced both local employment and brought visitors to New York City.

7. Operate on a model of economic self-sufficiency

The Trust seeks to ensure the Park's future financial self-sufficiency by growing its annual revenue, currently generated principally through commercial leases at certain piers as well as parking fees, shorter term occupancy permits, field fees, sponsorships, and grants and donations through its fundraising partner, Hudson River Park Friends. In FY 24-25, a new competitively procured concessionaire, New York Water Tours, began providing sightseeing cruises from Pier 40. The Trust continues its active management of the Pier 40 Parking Garage, with the result that income from the garage grew as compared to the previous year. In addition, the Trust continues to work closely with Hudson River Park Friends, a non-profit dedicated to raising money and other support for the Park; through support provided by Friends, the Trust has been able to undertake many initiatives ranging from building new playgrounds to art restoration to purchasing composting equipment over the years. Friends also provides thousands of volunteer hours that support Park care.

The Trust also negotiated and entered into a new Collective Bargaining Agreement with Local 30 of the International Union of Operating Engineers effective as of April 1, 2024 for a four-year term. Members of the union include the Trust's operations, maintenance and facilities staff who are responsible for maintaining the Park throughout the year.

Finally, while the Trust continues to face challenges long-term with respect to the continual costs of capital maintenance that were not anticipated during the Park's early planning process, the Trust continues to operate on a financially self-supporting basis, even generating modest excess operating revenue that can be used in support of the capital maintenance needs. By the end of FY 25, the Trust's unaudited financial position was more favorable than budgeted – the result of a combination of prudent spending, delays in undertaking certain necessary projects and therefore deferred expenses, and a continual and focused effort to improve the Park's financial position through optimizing revenue generating or cost offsetting opportunities.