

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

**July 24, 2025 at 4:30 pm**

**MINUTES**

**Directors Present:**

Antonia Periera (Chair on behalf of NYSDEC)  
Leslie Wright  
Erik Kulleseid  
Jeffrey LeFrancois  
Rose Harvey  
Meera Joshi  
Sarah Neilson (arrived during President's Report)  
Michael Pastor  
ID Aruede  
Pamela Frederick

**Appearances:**

Hudson River Park Trust  
Noreen Doyle, President and CEO  
Robert Rodriguez, EVP of Park Management  
Robert Atterbury, EVP of Park Relationships and Programs  
Christine Fazio, General Counsel

With a quorum being present, Chair Antonia Pereira called to order the July 24, 2025 meeting of the Hudson River Park Trust Board of Directors. The Chair began by explaining that the meeting was being recorded and would be posted on the Trust's website and a stenographer would provide a transcript. She stated that the Directors had received the Agenda materials in advance of the meeting and were free to ask questions or comment at any time on the action items submitted for approval but that questions or comments from the audience would not be entertained at the meeting. She further noted that the Board memos and resolutions on today's agenda had been posted on the Trust website in the link entitled Board Meetings, Bylaws and Other Materials under Board Agendas and Minutes and thus are available to the public.

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The Chair then stated that there are three items on the Consent Agenda: 1) Approval of Minutes and Ratification of the Actions Taken at the June 5, 2025 Meeting of the Hudson River Park Trust Board of Directors; 2) Ratification and Approval of Contract with Preferred Outdoor Experience, LLC, d/b/a Geese Chasers New Jersey for Goose Control Services; and 3) Authorization to Amend Contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services.

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

**HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the June 5, 2025 Meeting of the Hudson River Park Trust Board of Directors**

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**RESOLVED**, that the Minutes of the Meeting of the Hudson River Park Trust Board of Directors held on June 5, 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.

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**HUDSON RIVER PARK TRUST - Authorization to Contract with Preferred Outdoor Experience, LLC, d/b/a Geese Chasers North Jersey for Goose Control Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of July 24, 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 contract with Preferred Outdoor Experience, LLC, d/b/a Geese Chasers North Jersey for Goose Control Services for a Total Board Authorization Amount of up to \$175,000 over a three-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.

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**HUDSON RIVER PARK TRUST – Approval of Contract Amendment with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services**

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**RESOLVED**, based upon the materials presented to the Board of Directors at its meeting of July 24, 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 the contract with Gilbane Building Company for Pier 97 and Gansevoort Peninsula Construction Management Services by \$60,000 for a Total Board Authorization Amount of up to \$9,226,122; and be it further

**RESOLVED**, that the President or the President’s designee(s) be, and each of them is hereby, authorized to take such actions as the President or the President’s designee(s) may deem necessary or appropriate in order to implement the forgoing resolution.

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Chair Pereira stated that there is no corporate actions before the Board today. Additionally, there is no Advisory Council Report or Hudson River Park Friends Report. Chair Pereira then asked President Doyle to present the President’s Report.

The President began by stating that she was not sure when it’s not busy season for Hudson River Park these days, but July certainly is not that moment. For one thing, the Trust is enjoying the annual injection of seasonal staff in its Public Programs, River Project and Horticulture Departments – this year, a complement of 32 people in total. In contrast, she stated that the Trust normally has about 90 full time employees all year long. The Trust, of course, relies on seasonal staff to help the Trust with its extensive programming and all of the Park care that needs to occur

with respect to watering plants, weeding, planting and more. The seasonal jobs also provide employment opportunities for young people, people interested in changing careers and learning new skills, and sometimes also retirees. This year, the Trust's seasonal complement includes 10 people in Hort, 10 in the River Project and 12 in Public Programs.

She reported that the Trust also hosts four summer interns in its Legal Department, all of whom just finished their first year of law school. Each has already completed a number of legal research and drafting assignments while also learning about the non-profit and government sector. And once again, the Trust is hosting a complement of 15 high school and college students in the Trust's Includes Initiative, which recruits students from communities historically underrepresented in STEM fields to participate in immersive environmental science research. The President shared that there is a great deal more the team here could say about the work the Trust is able to do with these extra hands, but suffice to say, it's exciting, and it's uplifting, and it helps keep the Park looking great and making so many visitors happy.

President Doyle continued that there are extensive public programs distributed across the Park. It's a joy to roam around and see people exercising, learning, fishing, dancing and listening to music. During the week of 7/7 – 7/13 alone, the Trust's team produced 12 public events including an incredible kick-off to Broadway by the Boardwalk with Ms. Jennifer Holliday that attracted more than 1,000 people, and there were more people this past Monday for John Lloyd Young's performance. The Trust has been getting terrific press for this series including extensive television coverage.

Speaking of television press, the President reported that the Trust also got a long feature on Univision for Sunset Salsa, where the Trust is again attracting 1,000 or more people per event at Pier 76, sometimes on days when the temperature was really hot. The same applies to many of the Trust's fitness classes which take place throughout the Park – loyal attendance even on the many hazy, hot and humid days this summer. Several Directors commented that they have enjoyed the public programs they attended to date. The President asked the Directors to share any feedback they have on the public programming offered and any suggestions for next season.

President Doyle continued stating that the Trust's River Project team is also busy. Summer field trips are in full swing. In the first two weeks of July, the Trust hosted almost 500 students ranging from kindergarten to college undergrads and including a special program with the Trust's partners at Hudson River Community Sailing.

Last week, President Doyle attended the Back 2 School: Fishy Fundamentals program in the Wetlab as part of the Trust's Science After Dark event series. The audience consisted largely of young people in their 20s who came to learn about the river and life in the Estuarine Sanctuary. Participants completed a Wetlab scavenger hunt, toured the Trust's aquarium tanks, and observed fish dissection as well as its trap checking process. The President was elated to say that it is amazing to watch people's brains blow when they see the Trust's staff catch a live seahorse right here in Manhattan, and of course, the Trust's animal friends are the very best ambassadors when it comes to building stewards of the Hudson River. Among many other activities, the Trust is also doing weekly Mobile Species Monitoring as part of the Trust's monitoring commitment for the Tribeca Habitat Enhancement Project.

President Doyle reported that right now the Trust is celebrating Crab Week! Every year, the Trust's team surprises her and delights the public and many of the Trust's government partners with the crab-tastic puns, games, social media content and more. Already this week, the Trust had Crabigail, a tap-dancing crab, to open its Broadway show on Monday. Crabigail is also visiting many NYC landmarks including the Museum of Natural History, Central Park, the High Line, Pier 57, and NYC Ferry. All of this fun is of course in service of helping open people's eyes to the wonders of the natural resource that is the reason for Hudson River Park's existence.

On a related note, she continued, this summer, the Trust has been building a partnership with WNYC and the popular science podcast "Radio Lab" as a way to expand Park and wildlife storytelling. In fact, today WNYC released a special episode of Radio Lab with an interview and story focused on local crab species in the Trust's Wetlab aquarium to shell-ebrate Crab Week. The Trust also looks forward to partnering with WNYC's kid-friendly "Terrestrials" podcast for two pop up events in the Park in August on Little Island and then later this fall. The Trust is planning a special "Science After Dark" event in its Wetlab aquarium in collaboration with Radio Lab.

The President then moved on to other business and stated that, at the June Board meeting, she had informed the Directors that the Trust had entered into a new food and beverage agreement with Mavik Enterprises, doing business as Hudson Plate for the new concession at Gansevoort Peninsula. That same Request for Proposals for Food and Beverage Concessions issued on January 6, 2025 also included a concession opportunity in Chelsea Waterside Park, and subsequent to the last meeting, the Trust completed a concession agreement with The New York Picnic Company to operate that concession through the end of this year with the option to extend the term for two

additional one-year terms. The base fee this year is \$2,000 given the short season, but the base fee increases to \$6,500 and \$7,500 for years two and three. The concessionaire also will pay the Trust an additional fee of ten percent over gross revenues of \$120,000.

She added that both the Chelsea Waterside and Gansevoort concessionaires are in the process of applying for the required permits to operate the two food concessions. In the meantime, each is providing some limited food and beverage pop-up options a few days each week.

President Doyle reminded the Directors that at the last meeting, she informed the Directors that Trust staff was continuing to review the proposals submitted in response to the RFP for the Pier 40 Youth Baseball Facility Operator that the Trust released on March 21, 2025. Through the RFP, the Trust sought to provide the public with affordable year-round youth baseball programs and indoor youth baseball training activities at scale and accessible to the general public. In lieu of paying rent, respondents had to demonstrate that they would provide a substantial community benefit to the public on a continuing basis throughout the Term of the permit.

The President reported that the Trust's selection committee, including staff from the Real Estate, Education and Public Programs Departments, interviewed the proposers and, based on the information provided, recommended selecting Pier Park and Playground Association, generally known as P3, and which is the current operator of the premises. The Trust still needs to issue a permit to P3, but subject to successful negotiation of the permit terms, the Trust expects the new permit to take effect on or around September 1, which if all extension requests are approved, would run through December 31, 2030.

She then stated that Gateway Tunnel construction within the Park has officially begun, with Amtrak formally taking control of the southern portion of the Heliport premises on July 7, 2025. Current activities are limited to geotechnical and other site preparation work, to be followed by fuel storage tank removals and partial relocations starting shortly. In the meantime, the Trust's staff is now meeting one or more times each week with Gateway, the Port Authority, Amtrak and Gateway's design-build contractor to discuss the planned means and methods for tunnel boring as well as the associated logistics. Through these meetings, the Trust aims in part to ensure that construction impacts to the Park and adjacent bikeway are minimized to the extent possible.

President Doyle pointed out that while not finalized, currently, plans call for more extensive ground freezing within Hudson River Park, but the shaft once contemplated within the Trust's footprint does not seem necessary, reducing the amount of truck traffic back and forth

between the bikeway and walkway. Temporary shifts to the bikeway and walkway will still be required, however, and SDOT and Hudson River Park Trust are both engaged in discussions about the respective properties. At present, the Trust expects that some detours could occur as early as September. In the meantime, Gateway has been releasing construction notices to the public and is also routinely meeting with Community Board 4 and with the operator of the Pier 66 boathouse given construction impacts affecting marine operations. To date, the Gateway team has been very responsive to the Trust's questions and concerns.

President Doyle relayed that the Trust also continues to discuss the Battery Park City Authority's plans related to the Northwest Resiliency Project that will occupy a portion of the southernmost section of Hudson River Park. The Trust has notified the Army Corps and DEC that the Trust does not object to the extent of the proposed platform extension for expanded pedestrian access and has notified BPCA that the Trust will need additional information regarding construction staging and timing within the Park, which BPCA has committed to provide. The Trust has not yet issued any construction authorizations for this project.

She added that meanwhile, the Army Corps of Engineers New York District also hosted a virtual public information session yesterday to provide an update on its New York New Jersey Harbor Tributaries Coastal Storm Risk Management Feasibility Study and expects to release the Draft Interim Response Feasibility Report and Environmental Assessment today for public review through August 25, 2025. The Trust provided extensive feedback to the Corps in March 2023 with respect to the flood walls proposed along Route 9A. President Doyle then introduced the Board to Mr. Nick Malin, a new attorney who started with the Trust on July 7, 2025. Mr. Malin previously worked with the District of Columbia office of the Deputy Mayor for Planning and Economic Development since 2019 and thus has considerable waterfront development and contracting experience that will translate well for the projects that Hudson River Park undertakes. Mr. Malin stated that he had listened to the virtual public information session provided by the Army Corps and it appears the agency is proceeding with three potential projects: one at the Harlem River, another on Staten Island, and another in New Jersey and thus the Hudson River Park and west side of Manhattan is not included in the Draft Report that is now subject to public review.

The President stated that the Trust's last two Board meetings for this calendar year are tentatively scheduled for Thursday, September 25 and Thursday, December 4, but the Trust needs to discuss the September date with the Directors to ensure quorum will be met, particularly given

the Rosh Hashanah and Yom Kippur holidays. Options appear to be moving the meeting to September 16, 17 or 18, staying with September 25, or shifting the meeting to Monday or Tuesday Sept 29 or Sept 30. She asked the Directors to let the Trust know about their available dates.

She then mentioned that the Directors also received the first quarter financials as part of the Board Handout. Total operating revenues of \$10.85 million and net operating expenses combined with net capital maintenance and new construction is \$9.34 million, leaving a surplus of \$1.52 million.

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The Chair thanked President Doyle and then asked the Directors if there was any further business for the public portion of the meeting. There being none, Chair Pereira called for a motion to adjourn the public portion of the meeting and to move into the Executive Session to address pending real estate and litigation matters. The public portion of the meeting adjourned at 5:10 PM. The Executive Session ended at 6:15 PM. No action occurred during the Executive Session.