

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

September 29, 2025 at 4:30 pm

MINUTES

Directors Present:

Antonia Pereira (Chair)
Erik Kulleseid
Jeffrey LeFrancois
Jeffrey Kaplan
Sarah Neilson
Leslie Wright
Purnima Kapur
Pam Frederick

After Consent Agenda, following Directors arrived:

Rose Harvey
Christine Berthet
Meera Joshi

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
Kimberly Quinones, CFO
Carrie Robles
Tina Walsh

Connie Fishman, Hudson River Park Friends

With a quorum being present, Chair Antonia Pereira called to order the September 29, 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.

The Chair stated that there are two items on the Consent Agenda: 1) Approval of Minutes and Ratification of the Actions Taken at the July 24, 2025 Meeting of the Hudson River Park Trust Board of Directors; and 2) Ratification and Approval of Amendments to Pier 97 Building Construction Contracts.

The Chair then called for a motion to approve all of the items on the Consent Agenda. The following two 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 July 24, 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 July 24, 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.

HUDSON RIVER PARK TRUST – Ratification of and Authorization to Amend Contracts for the Pier 97 Building General Construction, Pier 97 Building Plumbing Construction, Pier 97 Building Mechanical Construction, and Pier 97 Building Electrical Construction

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on September 29, 2025, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and authorizes the Hudson River Park Trust to extend the term of the contract with Civetta & Sons, Inc. for the Pier 97 Building General Construction Work by an additional six months, through June 30, 2026, and amend the contract value by an additional \$200,000 for a Total Board Authorization Amount of up to \$10,975,375; and be it further

RESOLVED, the Board hereby ratifies and authorizes the Hudson River Park Trust to extend the term of the contract with Eastern Plumbing & Mechanical Contracting, Inc. for the Pier 97 Building Plumbing Construction Work by an additional six months, through June 30, 2026, and amend the contract value by an additional \$75,000 for a Total Board Authorization Amount of up to \$999,500; and be it further

RESOLVED, the Board hereby ratifies and authorizes the Hudson River Park Trust to extend the term of the contract with ACS System Associates, Inc. for the Pier 97 Building Mechanical Construction Work by an additional six months, through June 30, 2026, and amend the contract value by an additional \$25,000 for a Total Board Authorization Amount of up to \$432,000; and be it further

RESOLVED, the Board hereby ratifies and authorizes the Hudson River Park Trust to extend the term of the contract with Interphase Electric Corporation for the Pier 97 Building Electrical Construction Work by an additional six months, or through June 30, 2026, and amend the contract value by an additional \$50,000 for a Total Board Authorization Amount of up to \$1,549,277; 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 resolutions.

Chair Pereira stated that there is no corporate actions before the Board today. She then asked Mr. Robert Atterbury to present the Advisory Council Report on behalf of Ms. Tammy Meltzer.

Mr. Atterbury stated that the Advisory Council wanted him to relay three pieces of information: (1) Gateway presented at the last meeting, focusing on the on-land impacts, pedestrian and bikeway detours, as well as some of the new in-water impacts that will be seen within the Park; (2) the Advisory Council is having Air Pegasus attend its next meeting; and (3) the Advisory Council is very excited for the visit of the Seneca Chief, a historic recreation of the one of the original canal boats as part of the 200th anniversary of the Erie Canal, this fall at Pier 26.

Chair Pereira thanked Mr. Atterbury and then asked Ms. Connie Fishman to present the Hudson River Park Friends Report. Ms. Fishman began her report on fundraising. As of mid-September, Friends were about \$430,000 ahead of last year in terms of contributions pledged, even though it is still considerably behind in its GALA goal of \$2.85 million this year. The GALA deficit so far has been made up for in the short run by corporate and individual giving. The GALA is on October 9. This is Friends' largest fundraising event of the year. Friends are honoring Bruce Mosler, who is the Chair of Global Brokerage for Cushman & Wakefield and Robert Steele, former Deputy Mayor under Bloomberg and the Vice Chair of Hudson River Park from 2012 to 2014. Ms. Fishman continued with Friends' other events from over the summer and continuing into the fall, including the annual gallery tour with the subcommittee of its development committee that is interested in arts and culture; a guided tour of the Business Council of the Terminal Warehouse Development Project across the street from 28th Street; an annual membership event at the Drift Inn; and a River Project presentation in the Pier 40 Wet Lab. The playground committee's annual business meeting and reception took place last week. Friends is also part of an original dance called Rhapsody, which was choreographed by Larry Kagwin, one of Friends' development committee members and a former Friends board member. It will have its finale this Saturday and Sunday. Friends is still in the middle of its volunteer season, which will extend into the second week of December.

Chair Pereira thanked Ms. Fishman and then asked President Doyle to present the President's Report.

The President began by welcoming Ms. Antonia Pereira of NYSDEC to Hudson River Park officially. She stated that Ms. Pereira has of course been here with the Trust a number of times before, but she was happy to share that Commissioner Amanda Lefton recently named her as DEC's official designee for Hudson River Park. Ms. Pereira is currently the Regional Director for DEC at Region 2, and several of the Trust staff have been working with her closely on a few matters over the past year. She's been a thoughtful and terrific partner already, and the Trust is grateful to her for being willing to add her talents to Hudson River Park.

President Doyle continued that every welcome to the Board means that there is also a farewell – in this case, Mr. Patrick Foster. Mr. Foster is still with DEC, but his job just keeps getting bigger and he's no longer able to be in New York City as often now that he is the Deputy Commissioner for Sustainable Development. Mr. Foster asked that the President tell the Board

how much he has enjoyed serving on the Trust's Board with all the Directors. He also shared that he has considered his involvement in the Park that he has quite literally watched grow up to be among the highlights of his professional career to date – his earliest memories of the Park are from before DEC, back when the golf course on Pier 25 was the remnant of the former Amazon nightclub that was once located on that pier. Mr. Foster has promised to visit the Park with his dog when time allows, and the President would like to say personally what a valuable and esteemed partner Mr. Foster has been for her over these years. It's especially appropriate that today is the annual report to the Board on the Trust's Estuarine Sanctuary Management Plan, as it highlights many aspects of the shared missions that DEC and the Trust have with respect to the Trust's environment.

She then mentioned that she would keep her President's report brief before turning the microphone over to Mr. Robert Atterbury, Ms. Carrie Roble and Ms. Tina Walsh for the Trust's ESMP update.

President Doyle reported that the Trust has been working closely with Amtrak and Gateway as construction begins for the Hudson Tunnel Project. Several of the Trust's staff had a tour of the Gateway construction cofferdam in the middle of the Hudson River last Friday. Since the last Board meeting in July, Gateway's contractors have been working within the fenced-in area of the southern portion of the Heliport premises, initially conducting geotechnical and site survey work, and more recently removing an above-ground fuel tank and numerous below-ground storage tanks that long pre-date the Park. The Trust has been working closely with Amtrak and Gateway in preparation for the next phases of their work, which will include construction of an over-water platform and expanding their work site a bit to the south to accommodate necessary activities within the construction footprint. Some Park property, including the sculpture known as *Two Too Large Tables* which the Trust recently restored will need to be temporarily relocated and stored by qualified art handlers during the construction period. Trust staff is meeting tomorrow at the site to review Park property.

She then shared that the Trust has also been working very closely with Gateway, Amtrak and the State and City DOTs on planning that will narrow and otherwise affect pedestrian and bicycle paths in this area as well. As always, the Trust seeks to bring its experiences and knowledge forward to minimize impacts to the public where feasible. The Trust continues to have weekly meetings with Gateway, Amtrak and their contractors focused on various aspects of project

coordination, community engagement and construction mitigation. Gateway also met with Community Board 4 and the Advisory Council. Overall, the working relationship has been very positive, though it also of course involves considerable Trust staff's time.

The President also reported that several of the Trust's staff also continue to work with the Battery Park City Authority, where the Trust has suggested that a process similar to that which the Trust and the Gateway project have built together could be beneficial as BPCA gears up for construction of its NorthWest Resiliency Project. She reminded the Directors that the project will affect the southernmost portion of Hudson River Park, both within the Sanctuary and on land. Among the sensitivities is the fact that the memorial plaque installed by the DeBlasio Administration to honor the two American victims of the October 31, 2017 terrorism attack on the SDOT bikeway – Nicholas Cleves and Darren Drake – is within this area that will be affected by BPCA's construction. There is a memorial procession that occurs every year on October 31 to honor and remember those who were killed and injured that day.

The President emphasized that HRPT has been flagging this important and very sensitive consideration for BPCA and has suggested that outreach to the relatives of the American victims should occur before there is any substantial construction that could affect the memorial plaque. As with Gateway, HRPT is also reviewing and commenting on construction plans, including bikeway and pedestrian detours to try to minimize impacts to the public where feasible. As of now, The Trust does not have a date for when BPCA construction will commence in the park, including because the Trust needs more information before it can issue permits for this work. BPCA hopes to get a jump start on some of the utilities relocation work while they await additional agency approvals including from NYCDEP that affect both BPCA and HRPT. The Trust will keep the Directors informed as progress continues.

She then reported that last week the Trust had positive meetings with Community Board 1 regarding Estuarium progress and with Community Board 4's Traffic and Transportation Committee on goals related to greening and improving the vehicle area from 39th to 44th Streets as part of the Marvel design process for this area. The Trust is endeavoring to get consolidated feedback from NYCDOT regarding conceptual improvements to traffic circulation east of Pier 79.

The President the encouraged the Directors to visit the two new restaurants that opened at Pier 57 – Miru and ofCorsica! Both are beautiful spaces.

President Doyle stated that Public Authorities Law section 2879 requires an annual review by the Board of service contracts with terms in excess of one year. The Directors have been provided with a list of all such active contracts. Similarly, the Trust's Revenue Guidelines also require the Trust's staff to share a list of active revenue contracts, including leases and concession agreements with a term longer than one year, on an annual basis with the Audit Committee. The Trust has also provided that list in the handouts. The President invited the Directors to see if there is anything they would like to discuss. She mentioned that the Directors can always also call her, Ms. Kim Quinones, Mr. Sikander Zuberi or Ms. Christine Fazio if they need information about any of the Trust's contracts.

Finally, the President stated that the Board handout also includes a compilation of news releases about the Park that the Trust's public relations firm, Risa Heller, has gathered. The Trust thinks the Directors will enjoy reading them when they have any spare time.

Upon finishing her President's Report, Ms. Doyle turned to Mr. Atterbury, Ms. Roble, and Ms. Walsh for the Estuarine Sanctuary Management Plan (ESMP) presentation. [Handouts provided included "Education Program Stats," "2025 Park Education & Science Partners," and "2025 Research Projects."]

(Slide 1) - Mr. Robert Atterbury opened by thanking Noreen and welcoming the Board. He reminded attendees that the ESMP is a requirement under the Hudson River Park Act, designed to guide decision-making for the Park's 400-acre Estuarine Sanctuary, a unique feature of the Park. The plan advances shared goals across three broad management areas: (1) Environmental Education; (2) Research & Habitat Enhancement; and (3) Public Access & Resource Management. This annual update focuses on TAC-highlighted projects while inviting Board input on areas of interest. Mr. Atterbury introduced a brief presentation on key highlights and transitioned to Ms. Carrie Roble and Ms. Tina Walsh.

(Slide 2) - Ms. Carrie Roble thanked Mr. Atterbury and the Board, noting that for the past four years, robust reports have detailed ESMP work. This year, the focus is on five success stories. She reiterated the ESMP's origins in watershed-wide collaboration with government agencies (e.g., NYS Department of Environmental Conservation [DEC], NY/NJ Harbor Estuary Program), non-profits, and academic institutions. Last year, alignment efforts with partners produced a map illustrating the Park's Sanctuary as part of a larger tidal ecosystem, reliant on interstate

collaborations along the Hudson River. Ms. Roble handed it off to Ms. Walsh for education and public access updates.

(Slide 3) – Ms. Walsh expressed enthusiasm for the Trust's education programs, directing the Board to the "Education Program Stats" handout including notable highlights from this season. She stated that overall, the Trust is on track to engage over 30,000 people via 550 programs; Of that total engaged, 6,000 students from all five NYC boroughs (a 1,000-student increase from last year), driven by expanded field trip outreach.

Post-COVID shifts include fewer outer-borough schools due to afternoon scheduling preferences for local Manhattan groups, school leadership changes, and Department of Education (DOE) bus challenges. To counter this, the Trust conducted regular outreach to Title I schools, bolstered by direct mailers and targeted emails to principals/science teachers, resulting in 10% increase in Title I participation, 15% rise in need-based fee waivers, and 7% more outer-borough schools.

Beyond field trips, the Trust offered public drop-in programming from Pier 97 to Pier 25 and expanded audience outreach to engage adults, including college students, professionals, young adults. The newly created Science After Dark series offers field-trip-style experiences, stewardship connections, Sanctuary mission sharing, and visiting scholar spotlights. To date, it has reached over 300 adults, with more programs scheduled for fall.

(Slide 4) – Ms. Walsh then highlighted the Park's role as a key waterway connector, with six non-motorized boating sites across four miles. In 2024, there were nearly 75,000 participants in activities like kayaking, stand-up paddleboarding, sailing, outrigger canoeing, and rowing, an 11% increase from the prior year, with the majority of on-water engagement connected to free/low-cost programs. The program's scale supports both novice and repeat users. Partner groups include Downtown Boathouse (Pier 26), Manhattan Kayak (Pier 84), Manhattan Community Boathouse (Pier 96) who all do an excellent job in providing introductory on-water courses and experiences to many first-time boaters. Village Community Boathouse (Pier 40), Hudson River Community Sailing (Pier 66), on the other hand, engage high schoolers in after school educational internship programs.

She reported that safety support includes life ring/rope ladder maintenance and the annual Water Safety Meeting (convening non-motorized boaters and motorized tenants and permittees). A DEC public access grant is nearing completion, focusing on boating and safety. New signage

with novice education messaging is being developed with input from local groups for fall installation, supplementing existing in-Park signage.

(Slide 5) – Ms. Walsh continued that internships foster stewardship, with 40 students/young professionals participating in 2025. The Park's internship programs support diverse STEM pathways. She highlighted two robust internship programs, which include a seasonal cohort for college students/young professionals in education/science and the Park's Science Leadership Program (7th year) of tiered mentorship and authentic research for underrepresented high schoolers. She noted that local partnerships: CUNY science communication internships, New York Harbor School fieldwork, Pace Wilson Center environmental education fellowship help elevate the work. To further public programming community science in the Park, the Trust has been trailing docent programs, such as, Discovery Docent Program for adult volunteers sharing science at Pier 57 Discovery Tank, and Junior Docent Program for High schoolers conducting/sharing research publicly. Expansion is also planned for 2026. She also mentioned the Park's network growth: Many enter STEM roles at institutions like NYS Parks, NYC Parks, Brooklyn Bridge Park, Billion Oyster Project, and NYC Department of Health. Ms. Walsh then shared a student success story in that Jk Goongoon (2019 Science Leadership Program alum) researched heavy metals in mussel shells, graduated as City College Engineering Valedictorian (spring 2025), and is now at ARCADIS in water engineering.

(Slide 6) – Ms. Roble thanked Ms. Walsh and directed the Board to the "2025 Park Education & Science Partners" handout, noting collaborations expand reach and secure grants. She invited Board suggestions for additional partners during Q&A. She noted that the Trust has had extraordinary success building a dynamic education and research program that has attracted funding to further the Trust's impact. Funding highlights include: (1) Seven years of NOAA support; state grants from Office of Parks, Recreation and Historic Preservation, and Hudson River Estuary Program; (2) Whitney Museum connected the Trust with FAO Schwarz Foundation. After two-years of vetting, the Trust was selected to host a fellow to expand the Trust's education programming and support a special project focused on evaluation. The fellow, Jenevieve, is present at the Board meeting; (3) Richard Lounsbery Foundation began with environmental DNA working group led by Hudson River Foundation). The Trust's team was trained in 2019 for Hudson's first eDNA sampling program and now leads a five-group network over 88 miles, complementing the

Trust's 35-year fish survey. New funding adds teacher training for regional eDNA classroom use; and (4) Pinkerton Foundation has supported the Trust's Science Leadership Program since 2021.

(Slide 7) – Ms. Roble noted ESMP updates prioritized research/habitat growth, distinguishing the Park via research, habitat work, and visiting scholars. She then referenced the 2025 Research Projects handout and gave an overview of internal River Project efforts, two habitat programs, and 20 hosted projects. She reported that in 2025, the Trust's team is working with 31 visiting scholars using Park assets, such as shorelines, gardens, docks, and the Wetlab. Ms. Roble continued that the Trust has developed a partnership with CUNY Office of Research and created the Research Scholar Alliance to award \$10K awards to faculty and students via competitive proposal process aligned with ESMP priorities. The partnership has supported 7 projects, enhancing estuarine understanding. Ms. Roble also shared that she was a panelist at a Climate Week event with CUNY faculty on climate education/workforce development; spotlighted BMCC partnerships (internships, research, field trips, SUMBERGE Marine Science Festival).

(Slide 8) – Ms. Roble highlighted the Trust had the opportunity to be the first NY-NJ restoration project at Gansevoort Peninsula, pairing video/imaging sonar with traditional methods for less-invasive oyster reef monitoring (health, associated species like fish/crabs). Benefits included reduced disturbance, lower costs, and longer research timelines. The Trust's team is sharing data shared with NOAA, DEC, and partners to improve sampling test practices and presented the research at Restore America's Estuaries conference in Washington, DC.

(Slide 9) – Ms. Roble concluded with a rendering of the Estuarium, a world-class science facility promising opportunity for the Trust, partners, and community. Design advances will refine costs and address funding gap. To preview 2026, Ms. Roble stated that an ambitious ESMP progress is anticipated. She then thanked the Board for their investment and opened the floor for questions. After answering questions, she turned the time over to Mr. Atterbury to discuss Public Programming.

Mr. Atterbury opened by celebrating the team's successful summer, noting high attendance and positive visitor experiences across various programs. He highlighted key events such as Submerge and Blues BBQ, alongside recurring series. Specific attendance figures included Sunset Salsa with 7,500 attendees and growing, Broadway by the Boardwalk drawing over 5,600 attendees to Clinton Cove, and Jazz at Pier 84 and Boardwalk Blues at Pier 97 reaching over 4,000 combined attendees. Several series were extended into the fall, including Healthy on the Hudson,

Salsa, and the River Project adult program series, resulting in over 120 free events park-wide. Overall, public programming engaged more than 45,000 people across 1,250 events. When combined with 30,000 participants in science and education programs as presented earlier by Ms. Roble and Ms. Walsh, total engagement exceeded 75,000 individuals this year. Mr. Atterbury emphasized the broader scope of park offerings beyond direct programming, including Little Island performances, Intrepid educational programs, Chelsea Piers activities such as golf, swimming, and bowling, sports leagues like P3 baseball and softball, Manhattan Youth minigolf, boathouse programs providing extensive free and low-cost on-water access, and permittee events such as runs/walks, fitness classes, food festivals, and more.

The report shifted to programmatic goals and program selection. Most initiatives align with multiple lenses, as reflected in the program guides. These include welcoming diverse communities through programs like Sunset Salsa, Juneteenth, Youth Pride, and Bollywood that signal inclusivity to all visitors; neighborhood-focused efforts with local partners, such as collaborations with the Jazz Foundation of America for Jazz at Pier 84, Boardwalk Blues, and Second Stage at Blues BBQ, support for West Side Fest with local arts organizations, and partnerships with four local athletic clubs/gyms for Healthy on the Hudson; environmental education building on Submerge and Pumpkin Smash, with integrations like Pipefish-inspired kids' crafts at Chelsea Waterside Playground; health and fitness initiatives emphasizing free workouts, participatory dance such as Salsa, and skills programs like Bike Skills to promote outdoor recreation; enhancements to the unique space and cultural aspects via programs tailored to the park's environment, including Adaptive Skating at Pier 62 Skatepark, Improv Everywhere flashmobs on piers, and Big City Fishing; and bringing attention to the whole park through intentional scheduling to activate underutilized areas, including expanded programming at Pier 97 for northern audiences and regular events at Pier 76. Mr. Atterbury noted that the strongest programs intersect multiple goals and audiences.

Mr. Atterbury continued that additional considerations ensure programming aligns with operational realities. These encompass selecting the right program for the right space, accounting for the park's varied scale where intimate events may not suit larger piers; respecting general park use by balancing activities to minimize disruptions like congestion or noise, honoring diverse visitor preferences; standing out among peers and maintaining authenticity by prioritizing unique, place-specific experiences that differentiate the park; addressing susceptibility to weather such as

rain, heat, or air quality through late-notice cancellations to maintain reliability; sponsor ability opportunities identified in Healthy on the Hudson, Blues BBQ with existing sponsors, Jazz via the Jazz Foundation, and potential for Broadway by the Boardwalk, with Board input on sponsorship ideas welcomed; and operations and build constraints like limited access for equipment such as no mobile stages in tight spaces and staffing needs that inform selections.

Mr. Atterbury stated that a key focus has been growing partnerships, with recent additions including IronStrength, Larry Kegwin's Community Dance, and the West Side Cultural Network via Board connections, as well as Youth Pride, Adaptive Skating, and Bike Skills. Community celebrations were also introduced at Chelsea Waterside and Pier 84. These initiatives strengthen unique community touchpoints.

Mr. Atterbury concluded by inviting Board feedback on programming strategies, sponsorship ideas, and partnership opportunities to guide future directions. The floor was opened for questions and comments.

The Chair thanked President Doyle and the Trust team 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 5:46 PM. The Executive Session ended at 6:30 PM. No action occurred during the Executive Session.