

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

January 22, 2026 at 4:30 pm

MINUTES

Directors Present:

Antonia Pereira (Chair)
Andrew Williams (designee for State Parks)
Jeffrey LeFrancois
Erik Kulleseid
Rose Harvey
Sarah Neilson
Michael Pastor
I.D. 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
Kevin Quinn, EVP/Chief of Capital Planning, Design & Construction

With a quorum being present, Chair Antonia Pereira called to order the January 22, 2026 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 review. 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 then stated that there are four items on the Consent Agenda: 1) Approval of Minutes and Ratification of the Actions Taken at the December 4, 2025 Meeting of the Hudson River Park Trust Board of Directors; 2) Extension of Term of Contracts with AKRF, Inc. and VHB Engineering, Surveying, Landscape Architecture and Geology, PC for On-Call Environmental Consulting Services; 3) Extension of Term of Contract with Grain Collective Landscape Architecture & Urban Design, PLLC for Parkwide On-Call Landscape Architecture Services; and 4) Adoption of 2026 Procurement Guidelines.

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

HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the December 4, 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 December 4, 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 and Approval of Extension of Contract Terms with AKRF, Inc. and VHB Engineering, Surveying, Landscape Architecture and Geology, PC for Environmental Consultation Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 22, 2026, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the extension of contract terms with AKRF, Inc. and VHB Engineering, Surveying, Landscape Architecture and Geology, PC for Environmental Consultation Services until each of their currently retained work subject to reimbursement agreements is complete but no later than June 30, 2029; 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 TRUST – Authorization to Extend the Term of Contract with Grain Collective Landscape Architecture & Urban Design, PLLC for Parkwide Landscape Architecture Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting of January 22, 2026, 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 extend the term of contract with Grain Collective Landscape Architecture & Urban Design, PLLC for Parkwide Landscape Architecture Services through the completion of the Pier 40 railing replacement work subject to an expected federal reimbursement agreement but no later than June 30, 2029; and be it further

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

HUDSON RIVER PARK TRUST - Approval of the 2026 Procurement Guidelines

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 22, 2026, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby approves the Hudson River Park Trust Procurement Guidelines dated January 2026; and be it further

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

Chair Pereira then proceeded with the corporate actions, introducing the only item: Authorization to Contract with PFM Asset Management, a division of U.S. Bancorp Asset Management, Inc., for Investment Advisory Services.

President Doyle began by stating that the Trust uses an investment advisor to provide comprehensive fixed income portfolio investment advisory services for management of the Trust's restricted and unrestricted funds. The Trust's three-year contract with PFM Asset Management, which was procured originally as a "piggyback" contract through the Battery Park City Authority, is expiring shortly.

She reported that in accordance with the Trust's Procurement Guidelines, on September 24, 2025, the Trust issued a Request for Proposals for Investment Advisory Services that was noticed in the New York State Contract Reporter, posted on the Trust's website, and emailed to a list of investment advisory service firms. The Trust received eight proposals on the submission due date of November 3, 2025. A selection committee comprised of the Trust's staff reviewed the eight proposals based on the RFP's selection criteria and then interviewed the three top-ranked firms.

Based on the evaluation criteria, the Trust's staff determined that PFM Asset Management, a division of U.S. Bancorp Asset Management, Inc. was the most qualified firm providing the best value to the Trust. PFM has extensive experience serving public sector institutions, including the Trust since 2018, Battery Park City Authority since 2005 and the New York Municipal Insurance Reciprocal since 1995.

The President explained that pricing for the PFM contract is based on an annual fee of six basis points on the previous month's average assets under management. Based on current projections, the Trust's staff estimates the total fee for the services to be not more than \$750,000 over the planned five-year contract period.

Accordingly, the President requested Board authorization to enter into a contract with PFM to provide investment advisory services in an amount of up to \$750,000 over a five-year contract period. Funding for this contract is expected to be available from the Trust's annual operating budget as approved by the Board each year.

Chair Pereira asked if there were any questions or comments. There being none, upon a properly called motion, the following resolution passed unanimously by all Directors present.

HUDSON RIVER PARK TRUST – Authorization to Contract with PFM Asset Management, a division of U.S. Bancorp Asset Management, Inc., for Investment Advisory Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on January 22, 2026, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby authorize the Hudson River Park Trust to contract with PFM Asset Management, a division of U.S. Bancorp Asset Management, Inc., to provide Investment Advisory Services in an amount of up to \$750,000 over a five-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.

The Chair stated that since Ms. Tammy Meltzer and Ms. Connie Fishman were unavailable today, there would be no Advisory Council Report or Hudson River Park Friends Report at this meeting.

Chair Pereira then asked President Doyle to present the President’s Report.

President Doyle began by acknowledging recent reporting about the parking garage contract the Trust has long had with Immigration and Customs Enforcement. She acknowledged that the news about the Trust’s contract has caused fear and anger for many people including many of the park users.

She stated that there is a large federal building near Pier 40 and that the Trust has previously stated publicly that ICE has had a series of parking contracts at the pier dating back to the early 2000s. The Trust’s current contract, which dates from the Biden administration, was for five years, and the contract is due to expire later this year. Per previous conversations with the Board, the Trust has publicly stated that it does not intend to renew or enter into a new contract with ICE once it expires. This has been widely covered by the press.

The President reported that the Trust has also communicated proactively with its Advisory Council and field users, and with Hudson River Park Friends. Many of the Directors have also gotten questions and calls directly. The Trust has been working with the parking garage operator

to direct any communications to Trust staff. The Trust will do its best to communicate transparently but also within the context of the contractual requirements.

She emphasized that the contract is strictly limited to the provision of parking spaces. In alignment with City and State policies, the Trust does not engage with, assist, or participate in any immigration enforcement activities and, importantly, the Trust also has not observed any changes with respect to the use of the space for parking. With that said, the Trust of course recognizes that some recent federal policies have created fear and distress for many in the community. The Trust takes these concerns very seriously too and is committed to doing what it can to ensure the safety of every one of the park users. She stated that Hudson River Park is a place for everyone — a space that should feel welcoming, safe, and accessible. The Trust remains committed to that principle and to being transparent with its community. President Doyle then paused to see if the Directors had any questions. One Director asked if the Trust has seen any difference in the parking operations by ICE at Pier 40 or in the Park or a larger presence of ICE in general in the past year, and President Doyle responded no, staff has not seen any change in ICE's presence at Pier 40 and generally does not see ICE officers in the Park. Another Director asked if ICE is complying with the terms of the parking contract and President Doyle responded yes and reiterated that there has been no change observed as compared to prior years regarding ICE's use of the parking garage for parking.

President Doyle then continued with the rest of her report, first by reporting that following the discussion at the December 3rd meeting, the Trust had issued a short-term permit to the Battery Park City Authority to occupy most of the lawn panel at the southernmost portion of the Park to relocate existing Verizon utility lines prior to doing some of the more intensive work planned as part of their Northwest Resiliency Project. The work is currently underway. On December 23, Battery Park City Authority notified the Trust that they had received their requested authorization from NYCDEP to construct a new below grade tide gate in that same area to support a new pump station that will be installed on Battery Park City's property immediately to the south of Hudson River Park to collect storm water during storm events that require deployment of the new planned BPCA flood walls. The Trust's staff will shortly be issuing an amendment to the existing short-term permit that will allow for the expanded tide gate construction on the Trust's property to occur. As with the current activities now underway, this work will not interfere with pedestrian access along the esplanade or cyclists on the adjacent NYSDOT bikeway.

She continued that looking ahead, the Trust and BPCA are still coordinating on future work stages that will require long-term construction permits from the Trust for use of both a portion of the Estuarine Sanctuary between BPCA and Pier 25 and a larger zone inclusive of esplanade area at the Park's southern border.

Meanwhile, a couple of miles north, the Hudson Tunnel Project construction is continuing in the 29th to 30th Street area of the Park and Gateway continues to post weekly notices to the public of the construction activities occurring. To date, no issues have been identified as work proceeds. Amtrak and Gateway continue to coordinate with Trust staff on a weekly basis.

Speaking of the Sanctuary, President Doyle reported that the Trust held its fifth annual Sanctuary Science Meeting earlier this month. In addition to providing highlights of its own research projects that the Directors heard about in September, the Trust invited a panel of partners from City College, York College, and Columbia University to discuss their park-based research projects. Topics include studying oyster and bivalve shells to assess environmental and climatic differences stemming from varied habitat conditions, pollinator diversity due to climate change, and micro- and nano-plastics in waterways. The Trust also invited three of the 31 scholars participating in its Visting Scholars program to present their research. The meeting also included discussion regarding design approaches for a potential new habitat enhancement project in the Estuarine Sanctuary and about ways to increase the sharing of the growing amount of park science data with external sources. The President will happily provide more detail on any of this if desired.

She next updated the Board on the status of the two potential future sales of development rights that she had discussed with the Directors in the past. On December 15, 2025, the Department of City Planning certified both the Friedland Properties' and Chapman Properties' ULURP applications for the developers' proposed rezonings of their respective parcels located at 629 West 54th Street and 801 11th Avenue, referred to together as "DeWitt Clinton Park North." Both developers attended a meeting of Community Board 4 last week, which the Trust also attended. The developers have not committed to a closing date. Instead, the Trust worked with the developers to execute a binding agreement in which each agreed to only purchase excess development rights from the Trust and not another property owner, and also that no upzoning of their respective parcels would occur without first closing on the purchase of the Trust's excess air rights. In addition, the Trust will have to undertake a formal appraisal and conduct the mandatory significant action process including a public hearing and comment period related to the Trust's potential transactions

if the developers advise the Trust they wish to proceed following ULURP. The developers have each agreed to a protective floor price of no less than \$200 per square foot for the future. As already stated, the actual final value would be based on a full appraisal, and if at any point the Trust decides the value is too low and not in the best interest of the Park, the Trust can decline to sell the development rights. The Trust has committed that its highest priority for the funds if ultimately received would be towards construction of public infrastructure and park space at Pier 76 located within Community 4.

The President stated that the Trust is now well into budget planning season. Next week, on January 28, the Finance Committee will meet to review the Preliminary Budget for Fiscal Year 2027, which begins on April 1. Together with Mr. Sikander Zuberi, the President will present the budget to the Finance Committee in detail, in accordance with the State Finance Law. Following the meeting, the Preliminary Budget will be posted on the Trust website and at five locations throughout the Park, including the Pier 40 lobby.

She also stated that in March, the Finance Committee will reconvene to review any updates to the budget before it is brought to the full Board for consideration and approval. Because the Trust must adopt the FY 27 Budget before April 1, securing a quorum at the March meeting is essential. Ms. Chris Fazio has asked the Directors to hold March 24 or March 26 for the next Board meeting and she will reach out to the Directors after today's meeting to confirm which date works prior to sending out the calendar invite for the March meeting.

She then highlighted several key elements of the FY 27 proposal based on the current draft of the Preliminary Budget, and encouraged the Directors to follow up with her or Mr. Sikander Zuberi with any questions.

Total revenues for FY 27 are projected to remain essentially flat, reflecting a modest decrease of 1.5 percent. Operating expenses are expected to increase by approximately 7 percent, driven in part by a potential large contract that the Trust is proposing to assist in managing the extraordinary events that will be occurring on and around July 4th this year due to the 250th anniversary of the signing of the Declaration of Independence, the naval and tall ship parades, and the World Cup soccer tournament. After accounting for these expenses, the budget is expected to reflect an operating surplus of roughly four million dollars before expected capital maintenance expenditures are applied.

She continued that many of the marine and Pier 40 capital maintenance projects originally scheduled for FY 26 are now planned for FY 27 due to delays in securing marine permits and procuring the construction subcontractors, but the billing pace at Pier 40 has already picked up significantly now that construction throughout the garage and in other places throughout the pier has commenced. As a result, approximately \$40 million dollars in capital maintenance work is now projected for FY 27. Of that \$40 million, approximately \$12.9 million dollars will be funded through remaining Pier 40 development rights funds, and \$4.6 million dollars through other reimbursements. The remaining balance will need to be supported by a combination of the budgeted FY 27 operating surplus and the Trust's reserves.

Spending on new capital projects, chiefly the estuarium and a portion of the area from West 29th to West 44th Streets, in FY 27 is expected at approximately \$8.9 million, with \$8.2 million funded by available government and restricted sources. After accounting for all unreimbursed capital and capital maintenance expenditures, the expected FY27 operating surplus would transition to an expected net deficit of approximately \$20.8 million dollars, which would be funded by accumulated surpluses from prior years.

She reiterated that the Trust will have a more detailed discussion with the Finance Committee next week and the Trust will share the full proposed Budget with all Directors in March.

President Doyle stated that in the Board packet the Trust has provided the Directors with a copy of the financials for the first nine months of this fiscal year. Total revenues for this period were just under \$36.4 million and expenses, including capital expenses and equipment expenditures net of reimbursements, were just under \$26.8 million.

The Trust filed both its Annual M/WBE and SDVOB 2026-27 Goal Plans with the State on January 15, 2026. The Trust expects to continue meeting the 30 percent MWBE goal next fiscal year. For Service Disabled Veteran businesses, the continuing shortage of certified Service Disabled Businesses performing certain types of work at scale needed by the Trust continues to affect the Trust's ability to meet the State's 6 percent goal. However, the Trust is glad to report that the Trust achieved increases in expenditures this fiscal year and will continue to strive to do so. While the Trust's staff throughout the organization works to achieve the Trust's goals, the President especially acknowledged Mr. Sean Singh, Ms. Jennifer Sosa and Ms. Elizabeth Colon who do so much of the labor intensive searches, filings and reporting for both programs.

President Doyle then reported that last meeting, the Trust had to postpone the overview on care of public restrooms that it had previously promised. The idea of the presentation stemmed from discussion with some of the Directors as a lens into aspects of how the Trust cares for a very complicated park. Over the years, the Trust has spent a decent amount of time together talking about its new design and construction projects, financial and legislative challenges, and some of its great science, education and public programming, but the Trust has traditionally spent less time talking about the day to day park operations – things like composting, trash removal, keeping pipes from bursting, plants, snow removal, and more. These are of course the types of things that the Park’s visitors notice almost instantly if they are not done well, and now that Hudson River Park is a mature park, they are the types of things that the majority of the Trust’s staff spend their time doing. She then introduced Mr. Rob Rodriguez, the Trust’s EVP of Park Operations, to provide the restroom overview.

Mr. Rodriguez started by stating that public restroom management reflects the interconnected nature of the Trust’s work across public safety, maintenance, infrastructure, design, and customer service. Public restrooms are among the most essential amenities the Park provides. For many visitors, their availability and condition directly influence how long people stay in the park and whether they feel welcome. At the same time, they are some of the most complex and resource-intensive facilities the Trust manages, something anyone who has managed a household bathroom can appreciate, just multiplied many thousands of times.

He mentioned that currently, the Trust maintains eight public restroom facilities, with a ninth scheduled to open later this year at Pier 97. During peak season, from April through October, some restrooms open as early as 6:00 a.m. and remain open until 1:00 a.m. Restroom hours generally align with athletic facilities, permitted events, and tenant operations—because the park never really sleeps.

Multiple teams at the Trust are involved in actively managing the park’s restrooms. Parks Enforcement Patrol and Public Safety Team led by Mr. Chris McGann provides overall safety and opening / closing procedures. Operations and Maintenance Teams manage the cleaners, the schedule, ordering and stocking of supplies, and administrative support. The Facilities Department maintains the vehicles and makes repairs to broken fixtures while Design and Construction team handles the larger improvements. It takes all eyes all the time to effectively manage these facilities.

Restroom cleaning is performed through the Trust's contract with New York State Industries for the Disabled, or NYSID – they are a preferred source vendor through the State Contracting System. The Trust's operate two daily cleaning shifts park-wide.

Mr. Rodriguez reported that Pier 40 is the operations hub, and every day, cleaning staff begin each day at Pier 40, outfitting small Motrec vehicles with toilet paper and other supplies. The Trust avoids using traditional full-sized vehicles as much as possible. When the cleaners arrive at the restroom they inspect, clean, report conditions that need immediate attention, and document their work in real time using a mobile application that the Trust has procured and tailored for its unique needs. Each restroom receives multiple cleanings per day, including a daily deep clean, and the maintenance staff restock janitorial closets weekly

To make this more concrete, Mr. Rodriguez briefly walked the Directors through a typical busy summer day for one sample public restroom. At 6:00 a.m., the Gansevoort restroom opens alongside the athletic field, dog run, fitness station, and passive use areas like the beach. At that hour, the Trust may already have permitted users arriving and if not, it's common to find pick-up games or people exercising. Joggers and walkers may be eagerly waiting to use the facilities. PEP opens and closes this restroom during the overnight shift, and assuming everything went as planned the night before, the facility is clean and ready for use at opening. Sometimes, restrooms are occupied within minutes once they are open, sometimes with individuals seeking to use them for washing or for shelter to get out of the weather. Sometimes there is a line forming before the park even opens.

By mid-morning, usage at each restroom increases steadily. The Park's food concessionaire is in operation. Dog walkers, neighborhood residents, and park visitors arrive, and the staff continue repeat cleanings — often while the restrooms remain in constant use. This is also often when there are more creative interpretations of what a restroom is for, including smoking inside stalls or using the space for activities it was not designed to accommodate.

He continued that as the day moves into the afternoon and evening, usage intensifies further. School groups, after-work recreational users, tourists, and athletic, cultural and educational programming may overlap. The Golden Hour is typically peak use of the day. During this period, the staff coordinate closely with PEP to address quality-of-life issues, including substance use, individuals experiencing emotional distress, or people seeking temporary shelter in restrooms—

sometimes with a surprising number of personal belongings. The cleaners get one more cleaning in between 10PM and Midnight before the Park closes the restroom at 1AM.

While most situations are resolved through de-escalation and assistance, there are times when frustration is taken out on the facility itself. In one instance at Chelsea Waterside Park, an emotionally disturbed individual who had been escorted from the park – and hours later returned and destroyed a toilet, a sink, and a stall door with a Cinder block—an unfortunate but clear reminder of why durability matters.

The Trust also encounters security challenges. At Chelsea Waterside Park, there were early-morning break-ins before opening hours. After some investigation, the Trust discovered individuals were using a modified piece of plastic, similar to a credit card, to defeat the door lock. The Trust’s Facilities team responded by installing latch shields—overlapping metal plates along the door edge—this successfully prevented further entry and it reminded the Trust’s staff that park operations occasionally require problem-solving skills beyond what most job descriptions anticipate.

Mr. Rodriguez emphasized that all of this reinforces a key operational goal: The Trust works very hard to keep restrooms open and available and to avoid full closures whenever possible even when circumstances test that goal. From January through December 2025, PEP responded to approximately 227 calls for service inside Hudson River Park restrooms. Importantly, the vast majority were non-criminal. Only 10 involved criminal complaints. 84 were quality-of-life issues, and five involved medical emergencies, including overdoses. The largest category—128 calls—were public welfare responses, where officers assessed conditions, provided assistance, and restored safe use of the facilities. This level of activity results in significant wear and tear, frequent vandalism, and an increased need for cleaning and rapid repair.

He added that in response, as the Board approved in December, the Trust is operating under a one-year, \$1.4 million contract with NYSID. This contract provides nine employees, including supervisors, working across two shifts, seven days a week. It represents an increase over prior years and allows the Trust to expand cleaning frequency during peak usage times by assigning staff to defined zones rather than rotating park-wide. This reduces travel time and increases the amount of time the staff spend at each restroom, improving both conditions and customer service.

Next, Mr. Rodriguez reported that over the years, the Trust’s Facilities and Design and Construction teams have worked to standardize restroom fixtures. This allows the Trust to

maintain appropriate attic stock, reduce downtime, and complete repairs efficiently. The Trust's Facilities team can repair nearly anything in-house, supported by investments such as a commercial hot-water jet for severe plumbing clogs. However, when issues exceed internal capacity, the Trust's Design and Construction team, led by Mr. Kevin Quinn, engages on-call contractors to manage larger repairs or system upgrades and improvements.

The Trust has also trained its staff in incident reporting and de-escalation techniques, with a strong emphasis on dignity and understanding personal circumstances. PEP plays a critical role in assisting people in need and coordinating social services and medical support through the City's network. He acknowledged that PEP does an excellent job in this realm.

He concluded his report by stating that public restrooms may seem like a narrow operational issue, but they reflect the broader realities of managing a heavily used urban park. They require constant attention, coordination across multiple departments, and a careful balance of access, safety, cost, and dignity. The Trust's staff works extremely hard to keep the park clean, safe, and welcoming, and the Trust appreciates the Board's continued support. The Directors then asked a number of questions but were overall very pleased with the efforts made by Trust staff and its contractors to maintain the public restroom facilities.

The Chair thanked all the presenters and then asked the Directors if there was any further business for the public portion of the meeting. There being none, Chair Pereira called for a motion to adjourn the meeting. The meeting adjourned at 5:23 PM. There was no Executive Session.