

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

June 2, 2026 at 8:00 am

DRAFT MINUTES

Directors Present:

Antonia Pereira (Chair)
Leslie Wright
Jeffrey LeFrancois
Erik Kulleseid
Rose Harvey
Sarah Neilson
Michael Pastor
Idehen (I.D.) Aruede
Pamela Frederick
Purnima Kapur (arrived after consent agenda)

Appearances:

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

With a quorum being present, Chair Antonia Pereira called to order the June 2, 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 approval. 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 March 26, 2026 Meeting of the Hudson River Park Trust Board of Directors; 2) Ratification and Approval of Contract Amendment with TAIT Global, LLC for Event Production Services; 3) Ratification and Approval of Contract Amendment with TGI Office Automation for Leasing of Printer/Copier/Scanning Equipment and Related Maintenance Services; and 4) Annual Confirmation of Hudson River Park Mission Statement and Performance Measures.

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 present.

HUDSON RIVER PARK TRUST - Approval of Minutes and Ratification of the Actions Taken at the March 26, 2026 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 26, 2026 are hereby approved by the Board of Directors, and all actions taken by the Directors present at such meeting, as set forth in the Minutes, are hereby in all respects, approved and ratified as actions of the Hudson River Park Trust, and a copy of such approved Minutes are hereby ordered filed with the records of the Hudson River Park Trust.

HUDSON RIVER PARK TRUST – Authorization to Amend Contract with TAIT Global, LLC

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 2, 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 amend its contract with TAIT Global, LLC to provide Event Production Services for a Total Board Authorized Amount of up to \$300,000 over a one-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.

HUDSON RIVER PARK TRUST – Ratification and Approval of Contract Amendment with TGI Office Automation for the Leasing of Printer/Copier/Scanning Equipment

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 2, 2026, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board hereby ratifies and approves the amendment to the contract with T&G Industries d/b/a/TGI Office Automation for the Leasing of Printer/Copier/Scanning Equipment and Related Maintenance Services to lease one additional Copier during the remainder of the five-year term in the amount of up to \$14,500, for a Total Board Authorization Amount of up to \$99,301; 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 – Confirmation of Hudson River Park Trust Mission Statement and 2026 Performance Measures

RESOLVED, based on the materials presented to the Board of Directors at its meeting on June 2, 2026, 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 2026 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.

Chair Pereira then proceeded with the corporate actions, introducing the first item: Approval of the Contract Amendment with Hudson Meridian Construction Group, LLC for Construction Manager as Builder Services for Pier 40.

President Doyle began by stating that as the Directors are well aware, the Trust has had to undertake many costly capital maintenance projects at Pier 40 over the years since the Park was created, which individually and collectively have been necessary to ensure continued safe operations at this heavily used pier.

She then reminded the Directors that in July 2024, the Board authorized the Trust to enter into a contract with Hudson Meridian Construction Group for Construction Manager as Builder Services to oversee numerous additional structural improvements at Pier 40, including completing the ongoing sprinkler system work, addressing a variety of structural repairs identified in an inspection mandated by state and city laws, and other on-call projects.

She emphasized that when Hudson Meridian's contract was approved, it was expected that the Trust would need to supplement the initial \$25 million amount established for the contract to support the continued capital maintenance work, and that this would be done over time as detailed scopes of work and pricing were available. To date, Hudson Meridian has subcontracted for approximately \$20 million of work related to a first phase of structural repairs, fire suppression work, plumbing and electrical work, and assorted removals of abandoned conduit and old structures. Of this work, approximately \$6.6 million has been completed, and the rate of completion and therefore spend is rapidly increasing as logistical issues and structural solutions have been resolved.

The President continued that at this time, additional funds are needed so that the Pier 40 fire alarm system can be fully replaced to meet current code requirements and to fully integrate with the upgraded fire suppression system now under way. The existing fire alarm system dates from the 1980s, with only minor upgrades performed in 2016 associated with recovery from Hurricane Sandy damage.

She reported that Hudson Meridian issued a bid for the fire alarm replacement work and then interviewed four responding companies and now recommends that it subcontract with Rael Fire Alarm for an approximate subcontract amount of \$11.7 million.

President Doyle stressed that when the Trust entered into the initial contract for \$25

million, the expectation was that funding would be covered by the balance of the Pier 40 development rights proceeds and another restricted contribution from an inland private developer secured some years ago. This is still correct. For the requested amendment and future work, the Trust will need to draw on its reserves as has been discussed with the Directors previously.

She stated that looking ahead, the Trust's staff expects that they will need to come back to the Board for additional contract amendments in the coming months for additional phases of structural repairs and to remove the deteriorated canopy ringing the courtyard ballfields. Overall, repairing the concrete structure at Pier 40 has been technically challenging given the methods used to build the building from the early 1960s. These conditions have necessitated development of complicated engineering solutions in certain cases. For instance, many of the prestressed concrete structural beams needing repair must first be temporarily supported with custom engineered shoring. In addition, repairing failing concrete corbels, which are essentially the shelves where horizontal load-bearing beams attach to columns, has required the Trust to design a unique steel beam system to transfer the load from the corbels needing repair to the adjacent columns. Additionally, as expected, the work involves extensive efforts to minimize impacts to all the various users of Pier 40, including the Trust's operations.

Finally, she continued, the Trust's staff has not lost sight of the discussion they had with the Board members about advancing planning to improve the Trust's own administrative and operations areas given their current conditions. The capital budget approved by the Board in March includes an allocation for this, and as work has progressed with Hudson Meridian, the Trust has accomplished some of the precursor work that would be needed towards this goal. The Trust will shift to more intentional planning once it can get past some of the current engineering and planning decisions occupying so much time.

Accordingly, the President requested Board authorization to amend the contract with Hudson Meridian Construction Group, LLC for Pier 40 Construction Manager as Builder Services by an additional \$12,000,000 for a Total Board Authorization of up to \$37,000,000. Funding for this amendment is available from the Trust's capital maintenance budget as approved by the Board each year.

Chair Pereira asked if there were any questions or comments. A Director asked whether the fire alarm work was contemplated when contract was initially signed. The President explained that the \$25 million "starter contract" was always expected to increase as engineering and

additional analyses continued. Several Directors reflected their reluctance to spend more money on Pier 40 but also understood that the pier continues to generate revenue for the Park while also providing considerable public amenities such as the sports fields as well as the Trust's offices and were pleased that improving the Trust's offices was still planned as part of the allocation. President Doyle reiterated that Pier 40 continues to support the Trust's mission in providing needed open space and ball fields and access to the Hudson River. Kevin Quinn explained that this priority work addresses safety issues and the Trust is also cognizant that it is not trying to make repairs to support a 50-year additional life to the building given the high costs to do so. In response to a question about the Trust's reserves, President Doyle explained that the initial \$25 million is being funded by the air rights sale and a private donation but that future work will require going into the Trust's reserves as had been discussed in the past.

There being no further questions, upon a properly called motion, the following resolution passed unanimously by all Directors.

HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Hudson Meridian Construction Group, LLC for Pier 40 Construction Manager as Builder Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 2, 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 amend the contract with Hudson Meridian Construction Group, LLC for Construction Manager as Builder Services for Pier 40 by adding an additional \$12,000,000 for a Total Board Authorization Amount of up to \$37,000,000; and be it further

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

Chair Pereira moved onto the second item before the Board: Approval of Contract Amendment with Carrier Communications Corp. for Parkwide Security Camera Maintenance Service.

President Doyle began by stating that the Trust utilizes a parkwide security camera system to enhance public safety, help protect property, and assist with deterring crime. The cameras are

actively monitored by the Trust's contracted Park Enforcement Patrol officers and NYPD can also access the video feeds in real time.

She reminded the Directors that in June 2023, the Board authorized the Trust to enter into a contract with Carrier Communications Corp., which is a centralized contractor approved by the NYS Office of General Services, for a total contract value of \$1.7 million over a three-year contract period. Since then, Carrier has installed new cameras throughout the Park, including for the new park spaces at Gansevoort Peninsula and Pier 97, and has been diligent in monitoring and maintaining the camera network system.

She stated that the Trust's staff now seeks to amend and extend the existing contract for another three years, with services to include: replacements of cameras and components as needed; continuation of the existing software subscriptions; installation of a parkwide redundant back-up network; and 24-hour monitoring and maintenance services, all as currently provided by Carrier. The requested amendment also assumes adding up to five new cameras and accessory equipment to the parkwide network each year. Carrier has committed to continue to honor the OGS pricing for this three-year extension.

Accordingly, the President requested Board authorization to amend the contract with Carrier Communications Corp. for Parkwide Security Camera Maintenance Services for an additional \$1,500,000 over an extended three-year term for a Total Board Authorization Amount of up to \$3,200,000. Funding for this contract amendment is available from the Trust's operating budget as approved by the Board of Directors each year.

Chair Periera then asked if there any questions or comments. One Director asked if the cameras are leased or owned and President Doyle responded that they are owned. One Director asked about the contractor's performance and Rob Rodriguez stated that Carrier is very responsive and is always monitoring the system 24-7 and reports any camera failures immediately to the Trust. There being no further questions, upon a properly called motion, the following resolution passed unanimously by all Directors.

HUDSON RIVER PARK TRUST – Authorization to Amend Contract with Carrier Communications Corp. (d/b/a Multi-Media Communications) for Parkwide Security Camera Maintenance Services

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on June 2, 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 amend the contract with Carrier Communications Corp. (d/b/a Multi-Media Communications) for Parkwide Security Camera Maintenance Services for an additional \$1,500,000 over an extended three-year term for a Total Board Authorization Amount of up to \$3,200,000; and be it further

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

Chair Pereira then welcomed Leslie Murphy as the new Chair of the Advisory Council and asked her to present the Advisory Council Report.

Ms. Murphy began by introducing herself as the new Chair of Community Board 4 and the incoming leader of the Advisory Council, noting that leadership rotates among Community Boards 1, 2, and 4. Drawing on her prior role as co-chair of CB4’s Waterfront, Parks, and Environment Committee and her long-standing relationship with Hudson River Park Trust staff, she expressed confidence that the leadership transition would be seamless. She reported that the Advisory Council had no formal motions or recommendations for the Board at its most recent meeting but remains focused on monitoring major projects and ensuring coordination among agencies and organizations affecting the community. Ms. Murphy reiterated the Council’s strong support for preserving and highlighting historic ships in the park and look forward to Sail 4th. Looking ahead to the Council’s June 9 meeting, she highlighted two major agenda items: an update on the Battery Park City Resiliency Project, which may affect waterfront activities and operations despite much of the work occurring inland, and a discussion of the Manhattan Cruise Terminal master plan and an alternative proposal to be presented by Advisory Council member Tom Fox. She emphasized that, although the cruise terminal falls under city and EDC oversight, its future will have important

implications for Hudson River Park. Ms. Murphy concluded by offering herself and the Advisory Council as resources to the Board.

Chair Pereira then acknowledged and thanked Ms. Tammy Meltzer for serving as the Chair of the Advisory Council and attending the many Board meetings these past two years. She then stated that Ms. Connie Fishman was not able to attend today's meeting so there was no Hudson River Park Friends' Report.

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

[The report began by showing a short video of a beaver at Gansevoort Peninsula.]

President Doyle began by stating that she was aware that some of the Directors would need to leave shortly but given the season, there is a lot going on and if they are able to stay a bit longer, she would love to give them some quick updates.

First, she was pleased to share some photos highlighting the tremendous work that the Trust's horticulture, maintenance and facilities team have been doing to make the park look so beautiful. As discussed in the past, many of the bulb plantings in particular are achieved in partnership with the volunteers coordinated through Hudson River Park Friends.

Speaking of volunteers, they are out in force this month. She would particularly like to highlight the collaboration between Friends, Hudson River Park and Citi (i.e., Citibank). Citi is the Presenting Sponsor for Friends' volunteer program and in June alone, they will be contributing approximately 1,000 hours of volunteer weeding, gardening, and oyster spat monitoring to Hudson River Park.

She continued that with good weather also comes the return of the Trust's robust schedule of public recreational, fitness, cultural and environmental educational programming, as they could be found in the calendars in the Board packet. The Trust has already begun offering free fitness programming four times each week, and at the end of last month, the Trust once again hosted its two-day Submerge Marine Science Festival, serving about 1,000 school children from all five boroughs and then about 3,500 members of the general public the following day and bringing them together with approximately three dozen of the Trust's state, city and non-profit environmental

partners. The Trust will be celebrating Juneteenth with the Ladies of Hip Hop, Youth Pride with Hedrick Martin Institute, and are expanding adaptive sports programming clinics begun last year to include tennis and basketball as well as skateboarding in conjunction with Wheeling Forward. Of course, the Trust is also hosting numerous music and dance events including Jazz at Pier 84, Boardwalk Blues, Broadway by the Boardwalk, Sunset Salsa and Dance is Life. And the Trust's annual Blues Barbeque festival is on August 15 this year.

The President mentioned that many park tenants and partners also provide programming for the public's benefit. The park's four purpose-built boathouses and the boating program at Pier 40 are all open, providing the public with safe, accessible, free and low-cost on-water boating opportunities. Last month, Hudson River Community Sailing showcased some of the environmental educational programming they do with City high school students for the general public's benefit. She added that for many people, spring means baseball. She then shared a photo of what Pier 40 looked like one Saturday morning in early May for the Greenwich Village Little League's annual celebration at Pier 40.

She then reported that the Hyrox Fitness Competition is back at Pier 76. Over the course of 10 days, approximately 50,000 athletes at all levels and from across NYC and far beyond will compete against themselves and each other in a series of gym fitness challenges while their friends and families cheer them on.

The President stated that the Trust is heavily engaged in planning related to the extraordinary confluence of special events occurring in New York and New Jersey in June and July – the International naval and aerial review led by the US Navy, US Airforce, and US Coast Guard, the accompanying tall ship parade led by Sail 4th 250, the FIFA World Cup, and the NY Knicks and NBA Finals, and Jersey City fireworks on the evening of July 4. Collectively, the goal of government including the Trust is to deliver safe and positive experiences for New Yorkers and visitors alike. This of course means extraordinary attention to detail and especially coordination at every level including in the park, and this obviously relies on extensive staff and other resources.

She reported that at present, the Trust is planning for navy ships to start arriving in the harbor and river on July 1. These ships will be anchored mid-river until July 7. On the morning and afternoon of July 4, the boat and aerial parades will occur. At present, planning for public safety and viewing access from the land including the park and beyond is coming together. The Trust is appreciative of NYC and NYS agencies for their engagement with the Trust. The Trust

has promised to share updates as final plans become available with tenants and its community partners and with the Directors.

President Doyle stated that the week before the July 4th festivities is NYC Pride, which always brings enormous crowds to the Greenwich Village area of the park in particular. The Trust's staff is going to be extra busy this season.

Aside from the Pier 40 capital maintenance program that the Directors have already heard updates on today, the Trust also has its usual variety of other design and construction work under way. One thing that will make a great many people happy very soon is that the new turf field on the Pier 40 is close to being ready for play. Separately, the Trust will be meeting with Community Board 4 next week to provide updates on design progress for the new area between 39th Street at Pier 84 and expect to be going back to Community Board 1 this summer to provide a progress update on the Trust's Estuarium. For both projects, the Trust is hoping that it will be able to start construction before this time next year.

She continued that this week, Gateway is preparing for the temporary relocation of the bike lane and pedestrian path adjacent to the Hudson Tunnel worksite between 29th and 30th, with the expectation that the relocated bike lane moved to the west would be in place on or around June 8. The work is needed to allow for the required ground freezing activity that precedes actual tunnel boring to occur. Gateway has shared this plan with the community and other stakeholders, and Gateway and the Trust continue to coordinate closely and effectively.

Additionally, Gateway is also preparing for potential construction period modifications that would occur within the Park driven by site conditions, and they have shared relevant information with the community, Trust's staff, and Hudson River Community Sailing, its tenant, given that the changes would occur within the Estuarine Sanctuary portion of the work site. The changes include extending their cofferdam now located in the middle of the Hudson River into the Sanctuary area and securing advance approvals from the Trust that can be implemented in event obstructions are found during the tunnel boring operations or there is a failure of the tunnel boring machine. As HRPT suggested, Gateway is conducting a hydrodynamic study to assess whether there would be any direct impact to the Pier 66 boathouse operations. Gateway is looking to extend the cofferdam starting this summer and the emergency measures if needed would not occur until the earliest summer 2028.

President Doyle reported that she did not have any additional updates related to Battery Park City Authority's Northwest Resiliency project since the last meeting. Contractors continue to work within the fenced-in area located in the southern portion of Hudson River Park, and the Trust's understanding is still that no in-water work that could affect the boating operations south of Pier 25 during this year's busy summer season. The Trust is still gathering more detailed information from Battery Park City Authority in order to draft the longer-term construction permit, which the Trust expects will occur this summer.

She next explained that normally the Trust would also have an updated Investment Guidelines for review and approval at this meeting. However, Sikander Zuberi and President Doyle, in consultation with Jeffrey Kaplan of the Finance Committee, are undertaking a very thorough review of the Guidelines, including comparing the Trust's guidelines with model guidelines provided by the New York Comptroller and recent guidelines issues by other New York State public benefit corporations, and thus the Trust expects to present a new document to the Board after review by the Finance Committee at the September Board meeting. The Trust's outside auditors are also preparing the Trust's audited financial statement for the years ending on March 31, 2026 and 2025.

The President concluded her reporting by saying that the Trust is also working on a detailed report for the Advisory Council's meeting scheduled for next week and will share that document with the Board.

The Chair then asked the Directors if there was any further business for the meeting. There being none, Chair Pereira called for a motion to adjourn the meeting. The meeting adjourned at 8:55 AM.