



Hudson River Park Trust

**HUDSON RIVER PARK TRUST
Minutes of a
Meeting of the Board of Directors
at Spector Hall
22 Reade Street, New York, New York
July 28, 2016 4:15 PM**

Directors Present:

Diana L. Taylor, Chair

Alyssa Cobb Konon, representing Mitchell Silver, Commissioner, New York City Department of Parks & Recreation

Alicia Glen, New York City Deputy Mayor, Housing & Economic Development

Lawrence B. Goldberg, Esq.

Jeffrey Kaplan

Karen Mintzer, representing Basil Seggos, Acting Commissioner, New York State Department of Environmental Conservation

Joseph B. Rose

Leslie Wright, representing the Hon. Rose Harvey, Commissioner, New York State Office of Parks, Recreation and Historic Preservation

Appearances:

For the Hudson River Park Trust:

Madelyn Wils, President & CEO

Noreen Doyle, Executive Vice President

Daniel Kurtz, CFO and Executive Vice President, Finance & Real Estate

Amy Jedlicka, General Counsel and Senior Vice President

Chris Downey, CMMS Implementation Manager

Marc Boddewyn, Vice President of Design and Construction

Alex Mezzatesta, Director of Operations

Also Present:

Bob Townley, representing HRPT Advisory Council

Toby Pearce, representing Friends of Hudson River Park

The Press

The Public

Chair Taylor called the meeting to order at 4:15 PM and noted that all the members of the Board of Directors (the “Directors” or the “Board”) of the Hudson River Park Trust (the “Trust”) had received the Board meeting materials in advance. Noting that a quorum is expected but not yet reached, she asked Ms. Wils to introduce the second Board meeting agenda item, the ratification of the contract with Simone S. Peele, DBA “A New World Contracting Co.” for Parkwide Asphalt Paving Repair Services.

President Wils said that at the meeting of the Board on May 26, 2016, the Board authorized the Trust to enter into a contract in an amount of up to \$200,000 with the most qualified respondent to its request for proposals for various on-call Parkwide asphalt paving repair services, subject to the Board’s approval of both the proposed contractor and the full contract amount.

The source of funds and details of the procurement process were more particularly set forth in the memorandum previously distributed to the Board. Based upon the Trust’s evaluation of the four proposals received, the Trust determined that Simone S. Peele DBA “A New World Contracting Co.”, a certified MBE and WBE, was the most qualified responsive and responsible respondent. New World’s price of \$152,950 was the lowest for the proposed work; the highest was \$376,940 from SH5 Construction Corp. and the next lowest was \$159,000 from Sundeep Construction Company Inc.

[Vice Chair Glen arrived at 4:16 PM]

Chair Taylor noted a quorum was now present and that the Board would return to address action items in agenda order. The first item was a resolution to approve the minutes of the March 30, 2016 meeting of the Board of Directors of the Trust.

Upon a properly-called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST - Approval of Minutes of and Ratification of the Actions Taken at the May 26, 2016 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 May 26, 2016 are hereby approved, 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 is hereby ordered filed with the records of Hudson River Park Trust.

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

Chair Taylor then turned to the item previously introduced by Ms. Wils, the Simone S.

Peele contract. Upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST - Ratification of a Contract with Simone S. Peele DBA "A New World Contracting Co." for Parkwide Asphalt Paving Repair Services for a Board Authorization Amount of up to \$200,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 28, 2016, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby ratify the Contract with Simone S. Peele DBA "A New World Contracting Co." for Parkwide Asphalt Paving Repair Services for a Board Authorization Amount of up to \$200,000; and be it further

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

The next item was a request for authorization to enter into a contract with Prima Paving Corp. for the Morton Street Bulkhead Site Preparation and Removals Work.

President Wils explained that approximately 350 linear feet of historic bulkhead wall at Morton Street have shifted since this area of the Park was opened to the public in May 2003. In

addition, the adjacent paved esplanade and landscaped areas have experienced related settlement. While there is currently no imminent public safety hazard, stabilization of the bulkhead wall, followed by restoration of the adjacent paved esplanade and landscaped areas are required.

Mueser Rutledge, the Trust's geotechnical investigation and engineering firm, developed a comprehensive scope for this stabilization and restoration work. The first phase, the site preparation and removals portion of the work, is scheduled to commence in early September 2016 and will be followed by the bulkhead pile installation and restoration work. As a result, the Morton Street esplanade area of the Park will likely be closed through the duration of the stabilization and restoration project, expected to be completed in fall 2017.

The proposed contract for the first phase of the work was procured in the form of a lump sum bid. The source of funding and details of the procurement process were more particularly described in the memorandum previously distributed to the Board. Based upon its evaluation of the six bids submitted and criteria regarding the contractor's responsiveness and responsibility, the Trust determined that Prima Paving Corp., a certified W/MBE firm, was the lowest responsive and responsible bidder for the proposed work, with the lowest bid of \$348,000. The next lowest was EIC Associates, Inc. at \$490,340 and the highest was from Silverite Construction Company Inc. for \$1,988,186. Prima has also successfully provided similar site construction work for the Trust at the Chelsea Cove area of Segment 5 and at the North Moore to Hubert Street portion of Segment 3.

There being no further comments, upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST - Authorization to Contract with Prima Paving Corp. for the Morton Street Bulkhead Site Preparation and Removals Work in the Amount of \$348,000.00 plus a 10% Contingency, for a Total Board Authorization Amount of up to \$382,800.00.

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 28, 2016, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby authorize the Hudson River Park Trust to contract with Prima Paving Corp. for the Morton Street Bulkhead Site Preparation and Removals Work in the amount of \$348,000.00 plus a 10% contingency, for a total Board authorization amount of up to \$382,800.00; and be it further

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

The next item was a request for authorization to contract for workers' compensation insurance coverage with Property & Casualty Insurance Company of Hartford.

President Wils continued that last year, the Board authorized the Trust to purchase an annual workers' compensation insurance policy from Property & Casualty Insurance Company of Hartford for a premium charge of \$138,770. The Trust's prior carrier, the New York State Insurance Fund, offered a higher renewal premium of \$143,707.09 and its service record was deemed generally poor. Efforts to solicit competitive bids for this policy were unsuccessful either because carriers did not want to insure an entity based in New York City or on the waterfront, and/or based on the Trust's claims record, which had seen increases in claims for workplace injuries.

While the Trust has worked diligently in an effort to reduce the number of workers' compensation claims, the current proposed premium of \$197,201 is an increase of 42% over last year's premium of \$138,770. The increase is attributable to several factors, including a 29% increase in the "loss cost" for the Trust's rate classification coding. The loss cost is promulgated by the New York State Workers' Compensation Board and must be used by all carriers when developing the final rate. This increase is evidence of the class code's very difficult claims

experience. The Trust's only other option would be with the New York State Insurance Fund, and its pricing would be significantly higher than offered by The Hartford. The insurance market is very limited for an exposure like the Trust's.

Directors Rose and Goldberg expressed dismay over the lack of options. Chair Taylor concluded for the record that no one was pleased.

Upon no further comments and a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST Authorization to Contract with Property & Casualty Insurance Company of Hartford for Workers' Compensation Insurance in the Amount of \$197,201 for the 2016-2017 Policy Period

RESOLVED, based on the materials presented to the Board of Directors at its meeting on July 28, 2016, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby authorize the Hudson River Park Trust to contract with Property & Casualty Insurance Company of Hartford for workers' compensation insurance in the amount of \$197,201 for the 2016-2017 policy period, effective as of July 2, 2016; and be it further

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

The next item was a request for authorization to contract with SHI International Corp. for Computerized Maintenance Management System Services.

President Wils explained that at the end of 2009, the Trust contracted with Infor Inc. for a proprietary computerized maintenance management system for the Trust's facilities, maintenance and horticulture departments. The CMMS supports efficient management of inventory, staffing of specific tasks and projects and tracking of assets and associated preventative maintenance.

At that time, the Infor CMMS was considered “state of the art.” However, Trust staff has experienced difficulties with this particular CMMS: staff is burdened by navigating multiple screens to enter a single work order and the Infor’s CMMS lacks geographical information system (“GIS”) capability. Three screenshots were shown of the current Infor CMMS in action for the system user.

As approved by the Board at its last meeting, the Infor contract was extended for an additional year so that the Trust could evaluate and procure a new CMMS and provider. The extension term also allows for staff training on new software and operation of parallel systems while the new system is configured and rigorously tested.

Trust staff consulted with Central Park, the Highline and Brooklyn Bridge Park, all of which use and recommend the Cartegraph Operations Management System. Trust staff agreed, as the Cartegraph platform offers the following significant advantages:

GIS-assisted ability to create custom asset fields to allow for detailed inspection checklists and advanced reporting; ease of grouping asset types by area or attribute in order to plan projects, maintain inventories; management of the condition rating, life-cycle, and ongoing preventative maintenance of assets; and an easy reporting mechanism for labor, overall costs and budgeting.

The Cartegraph OMS is available through SHI International Corp., a software licensing and OGS-approved third party software licensing vendor for the Cartegraph OMS platform. Trust staff believed that the first year startup and annual renewal fees quoted by SHI are reasonable and within the range paid by other park organizations.

Director Goldberg inquired if any non-proprietary systems have been investigated by the Trust. Mr. Kurtz and Mr. Downey indicated that there are not any satisfactory non-proprietary

systems for the Trust's purposes. Director Mintzer then asked if other parks were using the Cartegraph OMS, and President Wils replied yes, and the other parks having been using that system for about a year.

With no further questions or comments and upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST – Authorization to Contract with SHI International Corp. for Computerized Maintenance Management System Services for an Initial Term of One Year, with Three (3) Optional One-Year Renewal Terms, in the Following Amounts: Year One - \$105,144.87; Optional Renewal Year Two - \$47,212.00; Optional Renewal Year Three - \$47,212.00; Optional Renewal Year Four - \$47,212.00, for a Maximum Aggregate Contract Amount not to Exceed \$246,780.87

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 28, 2016, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby authorize the contract with SHI International Corp. for an initial term of one year, with three (3) optional one-year renewal terms exercisable by the Trust, in the following amounts: Year One - \$105,144.87; Optional Renewal Year Two - \$47,212.00; Optional Renewal Year Three - \$47,212.00; Optional Renewal Year Four - \$47,212.00, for a maximum aggregate contract amount not to exceed \$246,780.87; and be it further

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

The next item was a request for authorization to amend the contract with Interphase Electric Corporation for the Pier 40 Fire Alarm Restoration Work.

President Wils continued that the Trust is party to a Board approved contract with Interphase Electric Corp. in the aggregate amount of amount of \$1,706,049 for Hurricane Sandy related and other extensive NYC Fire Code required repairs to the Pier 40 fire alarm system.

FDNY has recently determined that the fire alarm systems in the south tenant space of Pier 40 must be replaced to bring the entire Pier 40 facility into compliance with applicable Fire

Code. Work required for such compliance will cost \$120,580 and includes the removal and replacement of obsolete fire alarm devices with a new fire alarm system and booster panel, and associated programming and testing.

The Trust will seek reimbursement for the maximum allowable percentage of project costs from FEMA and New York State for this work. The source of funds, both initial and to the extent not reimbursed, will be from the Trust's capital maintenance budget.

Director Rose then asked if this was part of a previous fire alarm system project and President Wils clarified that it is the next stage of that project.

With no further comments and upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST - Authorization to Amend the Contract with Interphase Electric Corp. for the Pier 40 Fire Alarm Restoration Work in the Amount of \$120,580.00, for a Total Board Authorization Amount of up to \$1,826,629.00.

RESOLVED, based upon the materials presented to the Board of Directors at its July 28, 2016 meeting, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby authorize the Hudson River Park Trust to amend the contract with Interphase Electric Corp. for the Pier 40 Fire Alarm Restoration Work in the amount of \$120,580.00, for a total Board authorization amount of up to \$1,826,629.00; and be it further

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

The next item introduced was a request for authorization to amend and extend the contract with Dennis L. Cuning for Pier 40 Garage Operations, Auditing and Oversight Services.

The President explained that public parking at the Pier 40 garage is one of the largest sources of operating revenue for the Trust, amounting to \$7,278,388 (net of parking taxes) in FY 2016. The Trust has a Board authorized contract with Dennis L. Cuning (“DLC”), who had previous experience at Pier 40, for auditing and oversight services in connection with garage operations; this contract’s original term of one year for \$75,000 has been extended for four additional one year terms for an aggregate total contract authorization amount of \$375,000 over five years.

Notwithstanding the closure of portions of the Pier 40 garage, with DLC’s expert and strategic recommendations, the total number of available spaces was held steady and the Trust was able to improve the annual revenue stream in FY 2016 compared to FY 2015 by \$736,863.

The source of funding and details of the sole source procurement were more particularly set forth in the memorandum previously provided to the Board. Trust staff recommends extending the contract with DLC for an additional one year term given his substantial experience and expertise in the parking industry, demonstrated ability to supervise the parking garage manager and reasonable \$105 hourly rate.

Upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST - Authorization for Hudson River Park Trust to Amend the Amount of the Contract with Dennis L. Cuning for Pier 40 Garage Operations - Auditing and Oversight Services by an Increase of \$75,000 and to Extend the Term for an Additional Year effective as of April 1, 2016, for a Maximum Aggregate Total Contract Authorization Amount Not to Exceed \$450,000 Over an Aggregate Six Year Term

RESOLVED, based on the materials presented to the Board of Directors at its meeting on July 28, 2016, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Directors hereby authorize the Hudson River Park Trust to amend the amount of contract with Dennis L. Cuning for Pier 40 garage operations - auditing and oversight services by an increase of \$75,000.00 and to extend the term for an additional year effective as of April 1, 2016, for a maximum aggregate total contract authorization amount not to exceed \$450,000 over an aggregate six year term; and be it further

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

The next item was a request for authorization to amend the contract with AKRF, Inc. for Additional Parkwide Environmental Consulting Services

President Wils explained that the Trust is party to an aggregate \$500,000 single source contract with AKRF, Inc. for environmental, permitting and planning services. ARKF performs a variety of environmental consulting, testing and analysis services for the Trust and assists Trust staff with questions asked by regulatory agencies pertaining to the Pier 54 and Pier 57 projects. The Trust anticipates that additional contract services may be required in connection with the new Pier 26 project, rehabilitation work at Pier 40, matters pertaining to on-going construction work at Pier 57, the Pier 54 project, and the analysis and permitting of new Park construction and capital maintenance projects at other locations.

The source of funding and details of the sole source criteria evaluated in connection with the proposed contract amendment were more particularly set forth in the memorandum previously provided to the Board. AKRF has proved to be an invaluable, cost effective resource and is a leader in the industry.

Upon a properly called motion, the following resolution passed unanimously.

HUDSON RIVER PARK TRUST - Authorization to Amend the Scope of the Contract with AKRF, Inc. for the Additional Parkwide Environmental Consulting Services, Extend the Term for Two Years, and to Increase the Contract Amount by an Additional \$110,000 for a Total Board Authorization Amount of \$610,000

RESOLVED, based upon the materials presented to the Board of Directors at its meeting on July 28, 2016, a copy of which is ordered filed with the records of the Hudson River Park Trust, the Board of Directors hereby authorize the Hudson River Park Trust to amend the scope of the

contract with AKRF, Inc. for the Additional Parkwide Environmental Consulting Services, extend the term for two years, and to increase the contract amount by an additional \$110,000 for a total Board authorization amount of \$610,000; and be it further

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

The last agenda item was a request for authorization of the Annual Confirmation of the Hudson River Park Mission Statement and Performance Measurement Standards.

President Wils explained that in accordance with the requirements of the Public Authorities Law, state and local public authorities are required to develop and adopt a mission statement and related performance measures to assist the authority in determining how well it is carrying out its mission. In 2010 the Trust adopted a mission statement and developed performance measures to evaluate the Trust's fulfillment of its mission.

NYS Authorities Budget Office guidance requires that the Trust annually review and publish its Mission Statement and measure its performance in carrying out its mission, and that the Trust's Board of Directors annually review the Mission Statement and performance results to ensure that its mission has not changed and that the Trust's performance goals continue to support its mission.

Upon a properly called motion, the following resolutions passed unanimously.

HUDSON RIVER PARK TRUST – Confirmation of Hudson River Park Trust Mission Statement and 2016 Performance Measures

RESOLVED, based on the materials presented to the Board of Directors at its meeting on July 28, 2016, 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 2016 Performance Measures; and be it further

RESOLVED, that the President or her designee(s) be, and each of them is hereby authorized to

take such actions as the President or her designee(s) may deem necessary or appropriate in order to implement the foregoing resolution.

The Board items being concluded, President Wils began the President's Report with a discussion of Parkwide Public Safety statistics handed out to the Board today and praised the Trust's PEP officers and Operations Staff for keeping the Park safe and friendly. Also provided in the packets to the Board today were the Audited Financial Statements of 2015-2016 and the first quarter of 2016-2017, which were discussed with the Audit and Finance and the Investment Committees on their joint June 29th meeting.

President Wils continued that the Association of Volleyball Professionals' New York City Open returned to Pier 25 and Pier 26 over June 16th to 19th. A qualifying tournament took place on Thursday before the main draw tournament Friday through Sunday. The event was free and open to the public and Saturday and Sunday's rounds were televised live on NBC. Both the men's and women's tournaments were won by the U.S. Olympic beach volleyball teams - three-time Olympic gold medalist Kerri Walsh Jennings, silver medalist April Ross and gold medalist Phil Dalhausser, along with top-ranked player Nick Lucena.

Other programming highlights for Summer of Fun 2016 included the 2nd Annual Hudson River Dance Festival, Hudson RiverKids at Pier 62 in June (a new location for 2016), the new Sunset Swing and the first annual Hudson RiverStage. Programming will continue throughout July and August with RiverFlicks, Healthy on the Hudson with Lululemon, the 17th annual Blues BBQ and much more.

Citibank will bring the excitement of Team USA at the Rio 2016 Olympic Games to NYC Community with an event at Pier 26 to support Team USA as they "Go For Gold" and experience the Olympic spirit firsthand. This week long event of sports, music, food and

dancing will kick off on August 5th with a lighting of the cauldron to mark the opening of the Games for Team USA. All Hudson River Park event listings can be found on the Trust's website, hudsonriverpark.org, or mobile app for iOS and android.

The Trust had another terrific team of conservation interns delivering hundreds of environmental education programs this summer. Catch-and-release fishing in the Park continued to grow in popularity with hundreds served at each program. The Trust has another emerging favorite, the new Shell-ebrate Oysters public program on Sunday afternoons at Pier 25 that teaches participants both young and old about the vital role oysters play in our river ecosystem - filtering water, engineering reef habitat, and stabilizing shorelines.

City Vineyard, the most recent outpost of City Winery, will have its grand opening to the public on Friday. This new restaurant and wine garden is located at Pier 26 at North Moore Street and is the result of a public bidding and significant action processes conducted by the Trust for a restaurant tenant. With strong marketing skills and a cool concept, City Winery was awarded the winning bid and subsequently entered into a lease with the Trust. The 50-seat interior restaurant space is all glass walled and the second story rooftop and outdoor seating area is a significant part of the operation. The indoor/outdoor design is connected to the Park theme of green living plant life. The feel and look is like a garden in the Park filled with grape vines - hence the name City Vineyard.

As noted in the Board action item earlier, the Morton Street esplanade area of the Park will soon be closed and much of the esplanade will remain closed through the duration of the repair project, which involves the stabilization of the historic bulkhead wall, followed by restoration of the adjacent paved esplanade and landscaped areas. Work performed under this contract will be for fencing, demolition of the concrete base and salvaging of remaining

esplanade furnishings. At the next Board meeting, the Trust will be coming to the Board for approval on the next phase of work, which will be the stabilization of the bulkhead. Completion is expected by fall of 2017.

When Clinton Cove Park, located at the northernmost end of the Park between 55th and 58th Streets, first opened in May 2005, the surrounding neighborhood was mostly industrial. The new Park helped spur the neighboring residential development one sees today in the area. For many years, Clinton Cove was underutilized other than by scores of Canadian Geese that moved in shortly after the completion of the Park. Although we appreciate all life in the park, the geese wreaked havoc on the lawn with compaction and contamination and became a public nuisance. While Canadian Geese do not eat the lawn, but rather weeds such as clover and plantain, which is a good thing, the ever grazing birds compact the soil and leave behind droppings that kill the actual grass.

To tackle the problem, the Trust's Horticulture staff looked for ways to control the year-round geese population in a humane way. The Trust hired "Geese Chasers" to visit Clinton Cove daily with their Border Collies that chase the geese off the lawn. As the geese then fly into the river, the collie is brought into a kayak out to further "dog" the geese so they deem the entire area a threat and leave virtually completely.

The Board expressed bemusement at the idea of dogs on kayaks and then President Wils explained that this goose control system has been working and after lawn aeration, reseeding and adding a compost layer on the sod, Clinton Cove's signature sweeping lawn is once again a lush green carpet. Any goose droppings are collected and composted as a great source of nitrogen, aiding the addition of 100 shrubs and 500 perennials installed this season in the Clinton Cove plant beds, along with 14 American Smoke Trees, a new species of tree for the Park added for its

ability to tolerate cold winter winds off the Hudson. With all the new residential development in the neighborhood, Clinton Cove has seen a major increase in visitors.

On July 20, the Trust commenced its Significant Action process regarding Pier 40, as required under the Hudson River Park Act. A notice of public hearing and public review and comment period regarding the proposed transfer by sale of 200,000 sf of unused development rights from Pier 40 and associated actions was widely circulated. Documents including the Purchase and Sale Agreement have been posted on the Trust's website since May 12th, long before the Significant Action commencement.

The public hearing will be held on August 24, 2016, concurrently with the New York City Planning Commission's public hearing on the Special Hudson River Park District and 550 Washington Street. At the hearing, the public is invited to address the proposed purchase and sale agreement for the transfer of the unused development rights from Pier 40 to 550 Washington Street in connection with those land actions currently under reviewed through the ULURP process. The Trust will also accept written comments by regular mail and email until the public comment period ends on September 21, 2016 and will share those comments at the completion of the Pier 40 Significant Action process for evaluation in connection with the Board's consideration of the proposed purchase and sale agreement once ULURP is completed. Also, on July 21st, Community Board 2 voted in favor of the proposed ULURP actions with many conditions. Their thoughtful resolutions were included in the packet to the Board as well.

Director Rose required if people were allowed to submit comments for the Trust's Significant Action hearing after the hearing date and President Wils confirmed that comments can be submitted up until September 21 and this information has been properly communicated to the public in all three of the Trust's properly published notices.

Next, Mr. Townley delivered a report from the Hudson River Park Advisory Council. Mr. Townley began his presentation with a breakdown of the attendance of the Advisory Council meeting, which included elected officials and members of the general public. The Advisory Council is working to influence legislation to ban electric bikes from the Park bike path, as Mr. Townley noted that PEP officers have already encountered them speeding in the Park. Mr. Townley also requested that the stakeholders for the Pier 26 Estuarium project attend the next Advisory Council meeting to discuss ideas about best practices of pier construction and possibilities of renewable energy use at the Estuarium. The presentation moved on to the Pier 40 ULURP action, and Mr. Townley deferred all land use suggestions for legislation to the Community Board and then concluded his presentation with a reminder that the River Project's 30th anniversary was coming up.

The next report was given by Mr. Pearce, from Friends of the Hudson River Park. Mr. Pearce started with five highlights, the first of which being the Friends Gala coming up on October 13th, where the Friends will be honoring Matthew Broderick, Paula Madoff and Richard Gottfried. The second update regarded the Friendship Program, which is a membership program that provides perks such as food vouchers at Park events and invites to networking events. Membership has grown to 1700 members since 2014. Friends are also working on a Visionary Committee, described as similar to a junior board, which will hopefully generate significant donations from young professionals in the area.

Mr. Pearce then highlighted a new partnership with L'Oreal, where L'Oreal donated \$80,000 towards upgrading the Park's lighting fixtures to LED lights, which are more efficient and sustainable. The last update from Friends was the hiring of a new External Affairs Director, Tony Simone.

Director Rose added that he believes Friends provide a crucial advocacy role for the Trust, which it cannot do for itself given its status as a public entity. In the future, Director Rose hopes that Friends will be able to mobilize multiple constituencies on behalf of the Trust as projects continue to grow more complex and will require increased support.

President Wils also added that the Trust will be putting together its design committee again for Pier 26, and invited Friends to participate.

There being no further approval items for the meeting, Vice Chair Glen then asked for a motion for the Board to have, as permitted by Open Meetings Law, an Executive Session, and the motion was approved by the Board at 4:55 PM.

At 5:11 p.m., the Executive Session of the Hudson River Park Trust was adjourned and the Public Meeting reconvened. There being no further business, and on a properly-called motion, the meeting was adjourned at 5:12 PM.