

Brooklyn Bridge Park Corporation d/b/a  
Brooklyn Bridge Park  
Meeting of the Directors  
Held at 334 Furman Street  
Brooklyn, NY

December 5, 2018

MINUTES

The following members of the Board of Directors were present:

Alicia Glen – Chair  
Joanne Witty – Vice Chair  
Margaret Anadu  
Peter Aschkenasy  
Martin Connor  
Henry B. Gutman  
James Katz  
Stephen Levin\*  
Stephen Merkel  
Rebecca Miller  
Tucker Reed  
Susannah Pasquantonio  
Andrea Phillips  
Mitchell Silver  
William Vinicombe  
Edna Wells Handy

\* Director Levin not present at all times

Also present was the staff of Brooklyn Bridge Park Corporation (“BBP”), the Mayor’s Office and members of the press and public.

Chair Glen called the meeting to order at approximately 11:00 am. Suma Mandel, Secretary and General Counsel of BBP, served as secretary of the duly constituted meeting and confirmed that a quorum was present. Prior to proceeding with the agenda items, Chair Glen welcomed the Board, BBP Staff and members of the public. She also welcomed new Director Andrea Phillips.

**1. Approval of Minutes**

Upon motion duly made and seconded, the minutes of the October 10, 2018 Board of Directors meeting were unanimously<sup>1</sup> approved.

**2. Presentation of the President’s Report (Non-Voting Item)**

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<sup>1</sup> Director Levin was not present for this vote

Eric Landau, BBP's President, updated the Board on the Park's progress, including: (i) the Pier 6 development sites; (ii) the upcoming preventative maritime maintenance RFP; (iii) Pier 2 Uplands construction; (iv) the ongoing planning process for the Brooklyn Bridge Plaza and Squibb Park Pool; and (v) the anticipated installation of an outdoor public squash court on Pier 5 by Public Squash.

He then proceeded to brief the Board on the two voting items on the agenda.

With respect to the Squibb Park Bridge, Mr. Landau reported that after working with BBP's engineer, Arup to determine the appropriate solution, BBP Staff is recommending that the bridge be replaced with a steel and aluminum structure at a cost of \$6.5 million which, with today's approval, BBP anticipates opening in the summer of 2020. He noted that replacing the bridge would cost \$2.5 million more than retrofitting the existing bridge; however, based on other factors, including increased certainty and lower maintenance costs, BBP Staff determined that replacement was the better option. Mr. Landau also noted that all of Arup's work to date has been peer-reviewed by Thornton Tomasetti and that BBP also reviewed the proposed replacement with the New York City Department of Transportation and the executive staff at the Public Design Commission. He stated that the board item consisted of authorization of a contract for engineering services and a contract for construction management.

With respect to the Historic Fireboat Station Concession, Mr. Landau reminded the Board about the transfer of control of the site, along with the Bargemusic site, from EDC to BBP and stated that BBP's Executive Vice President David Lowin would present BBP's recommendation for the contract award.

In response to a question from Director Connor, Mr. Landau stated that the black locust wood used on the bridge was installed without being cured dry on the recommendation of the engineer of record HNTB, and reminded the Board that the Park had settled all claims against HNTB.

Director Levin thanked the staff for being conscientious on this issue and emphasized the need for a responsible, long term solution so that the Park would not have to return to this position in three to five years.

Vice Chair Witty stated that she believed that management had done everything they could to protect the Corporation.

Director Phillips requested that the Park address handicap accessibility on the top floor of the concession building.

Director Wells Handy remarked that the concession recommendation was a creative, comprehensive solution. She also advised the Chair that she and BBP Staff planned to meet to review BBP's MWBE efforts, and noted her particular interest in the Squibb Park Bridge construction manager's efforts on finding MWBE contractors. Mr. Landau confirmed that there is a 25% workforce participation requirement in the proposed contract with Turner Construction, and while the currently contemplated work is for preconstruction services, down the road there would be more opportunity to locate MWBE subcontractors.

In response to a question from Mr. Reed, Mr. Landau confirmed that today's proposed actions would not impact the Bargemusic concession.

### **3. Authorization to Enter into Agreements relating to Capital Maintenance Projects**

Lindsey Ross, BBP's Director of Capital Projects and Restoration, presented the item.

Director Merkel confirmed that the Audit & Finance Committee had reviewed the item and was comfortable with the process by which Turner was selected and the availability of reserves to fund the contract. Director Aschkenasy confirmed that the Park Budget & Operations Committee had reviewed the item and was comfortable with it.

Following discussion by the Board, and upon motion duly made and seconded, the resolutions attached hereto as Schedule A were unanimously adopted.

#### **4. Authorization to Enter into Concession Licenses for the Historic Fireboat Station**

David Lowin, BBP's Executive Vice President, presented the item. In addition, he confirmed that BBP Staff would work with Ample Hills to improve the existing building by exploring ADA access to the second floor while complying with Landmarks Preservation Commission regulations.

Director Merkel confirmed that the Audit & Finance Committee had reviewed the recommendation and was comfortable with it. Director Aschkenasy also confirmed that the Park Budget & Operations Committee had reviewed the item and was comfortable with it, and asked whether the concession would open in the spring. Mr. Lowin answered that it would depend on the level of renovations, but it was the goal to open this season.

Following discussion by the Board and upon motion duly made and seconded, the resolutions attached hereto as Schedule B were unanimously adopted.

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In response to a question from Director Pasquantonio, Mr. Landau confirmed that the squash court would be open to the public on a first come first serve basis except during free public clinics. Director Pasquantonio suggested that BBP, perhaps working with a partner organization, provide racquets to some of the children attending the clinics so that they can come back and use them on their own.

In response to a question from Director Silver regarding the rumble strips, Mr. Landau advised that BBP was working with MVVA and Sam Schwartz to redesign the Greenway with a view toward sharing the plan with the community and the Board, and that the recommendation would include the removal of the rumble strips.

#### **5. Public Comment**

The following individuals spoke: Nancy Webster of the Brooklyn Bridge Park Conservancy; Katrin Adam of the Community Advisory Council's Design Committee; Nora McCauley of Public Squash; and Linda DeRosa of Willowtown Association.

#### **6. Adjournment**

Chair Glen noted that the final item on the agenda was an Executive Session and asked the Board whether there was any Director who believed that an Executive Session was necessary.

Hearing none, and there being no further business, Chair Glen requested a motion to adjourn the meeting, and upon the motion being duly made and seconded, the meeting was adjourned at approximately 11:45 am.

Respectfully submitted,

*/s/ Suma Mandel* \_\_\_\_\_

Suma Mandel

Secretary

Draft Dated: January 14, 2019

Approved: June 5, 2019

Schedule A

December 5, 2018

**AUTHORIZATION TO ENTER INTO AGREEMENTS RELATING TO CAPITAL PROJECTS**

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BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into the agreements described on Exhibit A attached hereto; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each of them hereby is, authorized and directed, in the name and on behalf of BBP, to execute and deliver any and all documents and take all such actions as the President or their designee(s) may deem necessary or proper to effectuate the foregoing and in connection with the implementation of the work pursuant to the agreements.

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Exhibit A  
CAPITAL PROJECT AGREEMENTS

Contractor Name	Project Site	Agreement/ Amendment	Requested Authorization Amount	Source of Funds	Total Amount Under New Agreement	Description of Project
Ove Arup & Partners PC	Squibb Park Bridge	Amendment	\$748,300	Capital Maintenance Reserve	\$1,461,340	Arup will provide design and engineering services to replace both the main spans and the approach spans of the bridge with a prefabricated structure. Arup will oversee the demolition and replacement of the existing bridge; and will perform construction administration services at every stage of the project.
Turner Construction Company	Squibb Park Bridge	New Contract	\$677,537	Capital Maintenance Reserve	\$677,537	Construction management for the replacement of Squibb Park Bridge with a prefabricated structure. The first phase of this contract includes pre-construction services only.
<b>TOTAL</b>			\$1,425,837			

**Schedule B**

December 5, 2018

**AUTHORIZATION TO ENTER INTO CONCESSION LICENSE AGREEMENTS FOR THE HISTORIC FIREBOAT STATION**

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into concession license agreements for the Historic Fireboat Station (i) with Summer Ops LLC or an affiliate thereof to operate the outdoor seating area and utility shed, and (ii) Ample Hills Creamery Inc. or an affiliate thereof to operate both floors of the historic fireboat station building; and be it further

RESOLVED, that the President of BBP and their designee(s) be and each hereby is authorized and empowered to take all actions and execute such documents as the President or their designee(s) may deem necessary or appropriate to effectuate these resolutions.

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