

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

December 7, 2016

MINUTES

The following members of the Board of Directors were present:

Joanne Witty – Vice Chair  
Martin Connor  
Henry B. Gutman  
Stephen Levin  
Zeeshan Ott  
Stephen Merkel  
Mitchell Silver  
Maria Torres-Springer  
William Vinicombe  
Matthew Wing –via video conference

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

Vice Chair Witty called the meeting to order at approximately 11:07 am. Suma Mandel, Secretary and General Counsel of BBP, served as secretary of the duly constituted meeting and confirmed that a quorum was present. Vice Chair Witty served as chair of the meeting. Prior to proceeding with the agenda items, Vice Chair Witty formally introduced David Lowin as BBP’s Interim President and noted Director Wing’s attendance via videoconference.

**1. Approval of Minutes**

Upon motion duly made and seconded, the minutes of the October 5, 2016 Board of Directors meeting were unanimously approved.

**2. Authorization to Enter into Concession License for the Pier 1 Terrace**

Michael Lampariello, BBP’s Director of Operations, presented the item. Following discussion by the Board and upon motion duly made and seconded, the resolutions attached hereto as Schedule A were unanimously adopted.

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

Pat Kirshner, BBP’s Vice President of Capital Construction and Planning, presented the item.

In response to a question from Director Connor, Mr. Lowin explained that the current agreement with the Pier 6 concessionaire requires the concessionaire to maintain the Pier 6 restrooms, and that in exchange for taking back the space from the concessionaire, BBP would assume responsibility for restroom maintenance.

In response to a question from Director Ott, Mr. Lowin confirmed that BBP had been working with the DOT and MTA on the proposed loop road work.

Mr. Lowin also advised the Board that the proposed loop road improvements were recommended by Sam Schwartz Engineering ("SSE"), which had determined that the pilot program put into place pursuant to SSE's 2014 loop road operations study successfully increased car and pedestrian safety. Mr. Lowin also noted that the improvements would accommodate a shift back to two way traffic, and that BBP was not moving forward with the recommended closure of the loop road elbow at this time. He stated that, with respect to the elbow, BBP would make a separate decision after further study. Mr. Lowin noted, however, that the elbow would likely be temporarily closed to accommodate construction staging when construction of the Pier 6 development commences, as has long been contemplated. Finally, he directed the Board's attention to a technical memorandum with respect to the proposed work that had been included in their materials.

Director Silver noted the new law signed by the Mayor regarding gender identity and suggested that BBP coordinate with the Parks Department's capital staff to utilize symbols that are being considered City-wide for public facilities.

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

#### **4. Presentation of the President's Report (Non-Voting Item)**

Mr. Lowin then updated the Board on the Park's progress, including: (i) Park construction throughout the Park; (ii) the Squibb Bridge remediation; (iii) progress at development sites; (iv) the Pier 6 BHA lawsuit; and (v) the Pop-Up Pool. Finally, Mr. Lowin noted that Belinda Cape would be leaving the Park at the end of the year after having served as BBP's Vice President of Strategic Partnerships for the past three years, and thanked Ms. Cape for her contributions.

The Board members unanimously voted to thank Mr. Lowin for assuming the interim presidency and Ms. Cape for her work.

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

Member of the public spoke, including Chuck Weinstock, Ren Richmond and Sheldon Weinbaum.

**6. Adjournment**

There being no further business, Vice Chair Witty requested a motion to adjourn the meeting, and upon the motion being duly made and seconded, the meeting was adjourned at approximately 11:40 am.

Respectfully submitted,

*/s/ Suma Mandel*

Suma Mandel

Secretary

Dated: April 5, 2017

Schedule A

December 7, 2016

**AUTHORIZATION TO ENTER INTO LICENSE FOR THE PIER 1 TERRACE CONCESSION**

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BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into a concession license agreement for the Pier 1 terrace with Merchants Hospitality or an affiliated entity 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 they may deem necessary or appropriate to effectuate these resolutions.

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**Schedule B**

December 7, 2016

**AUTHORIZATION TO ENTER INTO AGREEMENTS RELATING TO CAPITAL PROJECTS AND AUTHORIZATION TO TAKE RELATED ACTIONS**

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BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into the agreements described in 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 they 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

<b>Contractor Name</b>	<b>Project Site</b>	<b>Agreement/ Amendment</b>	<b>Requested Authorization Amount</b>	<b>Source of Funds</b>	<b>Total Amount under New Agreement</b>	<b>Description of Project</b>
Weeks Marine, Inc.	Pier 4	New Contract	\$ 850,000	Maritime Reserve	\$ 850,000	Removal of Pier 4 finger pier debris to improve small boat navigation in Pier 4 area and provide DEC credits for Pile repair.
Paul J. Scariano, Inc.	Pier 6 Concession Building	Amendment	\$ 200,000	Capital Maintenance Reserve	\$ 13,176,345	This work will double the capacity of the restrooms at the Pier 6 concession building by adding 3 additional fixtures in each of the men's and women's restrooms. Trades will be competitively bid with PJS providing coordination and oversight. PJS is currently installing restroom facilities in the new Boathouse, allowing for economies of scale for construction administration and mobilization costs.
Kelco Construction, Inc.	Pier 5 Uplands/ Joralemon St	Amendment	\$3,317,770	Capital Maintenance Reserve	\$13,749,590	Exercise of alternate scope in the contract to realign Joralemon Street to improve vehicle circulation through the Loop Road and improve pedestrian access. This work will include sidewalk and curb realignment and creation of a drop off area on the north side of Joralemon Street.
		<b>TOTAL</b>	<b>\$4,367,770</b>			