

Brooklyn Bridge Park Corporation d/b/a
Brooklyn Bridge Park
Meeting of the Board of Directors
Held via Zoom

January 19, 2022

MINUTES

The following members of the Board of Directors were present by videoconference:

Joanne Witty – Vice Chair
Ravesa Bajo
Gregg Bishop
Henry B. Gutman
Martin Connor
Stephen Levin¹
Stephen Merkel
Andrea Phillips
Susannah Pasquantonio
William Vinicombe
Joshua Kraus²

Also present were the staff of BBP, and a member of the public.

Vice Chair Witty called the meeting to order at approximately 10:07 a.m. In the absence of Amy Lojek, BBP's General Counsel and Secretary of the Corporation, BBP President Eric Landau appointed Joel Bermejo, BBP's Deputy General Counsel, as Acting Secretary of the Corporation for the duration of the meeting. Acting Secretary Bermejo confirmed that a quorum was present. Prior to proceeding with the agenda items, Vice Chair Witty welcomed the Board, BBP staff, and member of the public; and welcomed two new Board members, Director Gregg Bishop and Ravesa Bajo, the authorized delegate for Chair Meera Joshi. Mr. Landau explained that the meeting was being held as a videoconference, and explained the ground rules.

1. Approval of Minutes

Upon motion duly made and seconded, the minutes of the October 6, 2021 Board of Directors meeting were unanimously approved.

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

Mr. Landau provided park updates, including: (i) year-end events, such as Photoville, Brooklyn Bridge Park Conservancy programming, and Brooklyn Nets Open Practice in the park; (ii) the completion and opening of Emily Warren Roebling Plaza; (iii) updates on the Pier 6 Northwest Corner renovations; (iv) progress of the preventative maintenance projects; (v) a planned RFP for re-pointing work at BBP's

¹ Director Levin left the meeting following the vote for Item #4.

² Director Kraus recused himself from participating in Item #7.

334 Furman Street offices; (vi) plans for the Pier 1 Turnaround; and (vii) plans for the cultural space at One John Street.

3. Approval of the Appointment of Gregg Bishop to the Audit & Finance Committee

Vice Chair Witty proposed the appointment of Director Bishop to the Audit & Finance Committee of the Board. Upon motion duly made and seconded, the appointment was unanimously approved.

4. Authorization to Enter into an Amendment with Michael Van Valkenburgh Associates, Inc. Relating to Design and Construction Administration Services

Lindsey Ross, BBP's Assistant Vice President for Capital Projects, presented a proposed amendment to the agreement with Michael Van Valkenburgh Associates, Inc. ("MVVA") to provide design and construction administration services for the reconstruction of the Pier 1 Entrance, specifically to address MVVA subcontracting with Tod Williams Billie Tsien as architects for the project.

Director Merkel, Chair of the Audit & Finance Committee, confirmed that the Committee had reviewed and was comfortable proceeding with the authorization.

Upon motion duly made and seconded, the resolutions attached hereto as **Schedule A** were unanimously adopted.

5. Authorization to Enter into a Twenty-First Amendment to the Funding Agreement with the City of New York

Ms. Ross presented a proposed amendment to the funding agreement with the City of New York to address funding allocated by then Brooklyn Borough President Eric Adams for the Pier 6 Northwest Corner project.

Director Merkel confirmed that the Audit & Committee had reviewed and was comfortable proceeding with the authorization.

Upon motion duly made and seconded, the resolutions attached hereto as **Schedule B** were unanimously adopted.

6. Authorization to Enter into an Amendment with Phoenix Marine Co. DE, LLC Relating to Maritime Maintenance

David Lowin, BBP's Executive Vice President, presented a proposed amendment to the agreement with Phoenix Marine Co. DE, LLC ("Phoenix") to address increased costs of Phoenix's ongoing Pier 2 and Pier 5 preventative maintenance project, and to provide additional mooring bollard repairs at Pier 6.

Director Merkel confirmed that the Audit & Finance Committee had reviewed and was comfortable proceeding with the authorization.

Upon motion duly made and seconded, the resolutions attached hereto as **Schedule C** were unanimously adopted.

7. Authorization to Enter into an Agreement with the New York City Economic Development Corporation for the Purchase of Mitigation Credits Associated with the Reconstruction of the Empire Fulton Ferry Revetment

Mr. Lowin presented a proposed agreement with the New York City Economic Development Corporation for the purchase of mitigation credits associated with the reconstruction of the Empire Fulton Ferry Revetment.

Director Merkel confirmed that the Audit & Finance Committee had reviewed and was comfortable proceeding with the authorization.

Upon motion duly made and seconded, the resolutions attached hereto as **Schedule D** were unanimously adopted.

8. Authorization to Enter into a License Agreement for a Cultural/Education Space Operator at One John Street

Mr. Lowin presented a proposed license agreement with the Brooklyn Public Library to operate the Cultural/Education Space at One John Street.

Vice Chair Witty, on behalf of the Budget & Operations Committee, confirmed that the Committee had reviewed and was comfortable with the authorization. Director Merkel confirmed that the Audit & Finance Committee had reviewed and was comfortable proceeding with the authorization.

Upon motion duly made and seconded, the resolutions attached hereto as **Schedule E** were unanimously adopted.

9. Public Comment

Brooklyn Bridge Park Conservancy Executive Director, Nancy Webster, welcomed the new Directors, congratulated BBP on the opening of Emily Warren Roebling Plaza, and discussed the Conservancy's plans for 2022 programming in the Park.

10. Adjournment

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

Hearing none, and 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 10:59 a.m.

Respectfully submitted,

/s/ Joel Bermejo
Joel Bermejo
Acting Secretary

SCHEDULE A

January 19, 2022

AUTHORIZATION TO ENTER INTO AN AMENDMENT WITH MICHAEL VAN VALKENBURGH ASSOCIATES, INC RELATING TO DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into the amendment 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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SCHEDULE B

January 19, 2022

AUTHORIZATION TO ENTER INTO A TWENTY-FIRST AMENDMENT TO THE FUNDING AGREEMENT WITH THE CITY OF NEW YORK

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into a Twenty-First Amendment to its Funding Agreement with The City of New York (the “City”) for the development of Brooklyn Bridge Park, to increase the funding commitment by the City by \$500,000 for capital funding associated with the reconstruction of the northwest corner of Pier 6, for a total funding commitment by the City of \$292,095,000; 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 of BBP 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 agreement.

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SCHEDULE C

January 19, 2021

AUTHORIZATION TO ENTER INTO AN AMENDMENT WITH PHOENIX MARINE CO. DE, LLC RELATING TO MARITIME MAINTENANCE

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into the amendment 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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SCHEDULE D

January 19, 2022

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION FOR THE PURCHASE OF MITIGATION CREDITS ASSOCIATED WITH THE RECONSTRUCTION OF THE EMPIRE FULTON FERRY REVETMENT

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into the agreement 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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SCHEDULE E

January 19, 2022

AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT FOR A CULTURAL/EDUCATIONAL SPACE OPERATOR AT ONE JOHN STREET AND AUTHORIZATION TO TAKE RELATED ACTIONS

BE IT RESOLVED, that Brooklyn Bridge Park Corporation (“BBP”) is hereby authorized to enter into a license agreement for a cultural/educational space operator at One John Street with Brooklyn Public Library; 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 agreement.

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