

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

June 1, 2022

MINUTES

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

Joanne Witty – Vice Chair
James Archer
Peter Aschkenasy
Gregg Bishop
Martin Connor
Jeffrey D. Friedlander
Henry B. Gutman
Joshua Kraus
Stephen Levin
Martin Maher¹
Stephen Merkel²
Andrea Phillips
Susannah Pasquantonio

Also present were the staff of BBP, and members of the public.

Vice Chair Witty called the meeting to order at approximately 10:04 a.m. Amy Lojek, BBP's General Counsel and Secretary of the Corporation, confirmed that a quorum was present. Prior to proceeding with the agenda items, Vice Chair Witty welcomed the Board, BBP staff, and members of the public; welcomed two new Board members, Director Jeffrey D. Friedlander and James Archer, the authorized delegate for Chair Meera Joshi, and thanked former Director William Vinicombe for his service and dedication to Brooklyn Bridge Park. Eric Landau, BBP's President, then 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 January 19, 2022 Board of Directors meeting were approved unanimously.

2. Presentation of the President's Report (Non-Voting Item); Approval of the Fiscal Year 2023 Operating Budget and PAAA Budget Report

Mr. Landau also welcomed Directors Friedlander and Archer, and thanked former Director Vinicombe. He then provided park updates, including: (i) completed projects, including the Emily Warren Roebling Plaza, Pier 6 Northwest Corner, and pickleball court installation projects; (ii) the progress of the

¹ Director Maher recused himself from participating in Item #3.

² Director Merkel joined the meeting during Item #2.

ongoing maritime preventative maintenance projects; (iii) planned projects, including the renovation of the Pier 1 Tot Lot, the Pier 6 dog run, 99 Plymouth, 334 Furman, the Empire Fulton Ferry rip-rap revetment, and the Pier 1 Turnaround; (iv) concessions updates, including the installation of an elevator in the Ample Hills concession building to provide full accessibility to the second floor; (v) and programming updates, including the current Public Art Fund exhibition “Black Atlantic” and the return of the Brooklyn Nets Open Practice, the Met Opera “Sounds of Summer” program, and Photoville.

Mr. Landau presented the Fiscal Year 2023 Operating Budget and asked Jelani Watkins, BBP’s Chief Financial Officer and Treasurer, to present the PAAA Budget Report. Director Friedlander requested clarification of the items included in the “park ongoing maintenance” category of the Parks Maintenance & Operations in the Other Than Personal Services budget, whether the proposed budget included any “investment” income, and whether BBP was sharing the costs of the Ample Hills elevator installation. Mr. Watkins provided examples of what fell under the “park ongoing maintenance” such as utilities and non-procurement repairs, and explained that investment income is included in “other” revenues on the proposed budget and as “other income” in the proposed PAAA report. Mr. Landau also confirmed that BBP and its concessionaire would share in the cost of the elevator installation. Director Merkel, Chair of the Audit & Finance Committee, confirmed that the Committee had reviewed and was comfortable proceeding with the budget. Upon motion duly made and seconded, the resolutions attached hereto as **Schedule A** were unanimously adopted.

3. Authorization to Enter into a Contract for the Services of the Parks Enforcement Patrol of the New York City Department of Parks & Recreation

Jamie Warren, BBP’s Assistant Vice President of Operations, presented a proposed contract for the services of the Parks Enforcement Patrol of the New York City Department of Parks & Recreation. Director Archer asked for the number of PEP Officers assigned to the park, and Ms. Warren stated that fifteen PEP Officers, two Sergeants, one Captain, one nine-month seasonal step-up Sergeant, and four six-month City Seasonal Aides.

Director Aschkenasy, Chair of the Budget & Operations 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 B** were unanimously adopted

4. Authorization to Enter into a Contract with Sasco Construction Service LLC for a Capital Restoration Project

Lindsey Ross, BBP’s Assistant Vice President for Capital Projects, presented a proposed contract with Sasco Construction Service LLC to for the 334 Furman Street façade repair 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 C** were unanimously adopted.

5. Authorization to Enter into a Contract with Phoenix Marine Co. DE, LLC for a Maritime Maintenance Project

David Lowin, BBP's Executive Vice President, presented a proposed contract with Phoenix Marine Co. DE, LLC for the Empire Fulton Ferry rip-rap revetment and DUMBO Waterfront shoreline rehabilitation.

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.

6. Public Comment

Vinit Parmar praised the park in general, but complained about the permitting of the Pier 6 volleyball courts to leagues, and suggested that the courts should be open play only. Mr. Landau explained the permitting process.

Rachel Drehmann complained of the condition of the courts. Ms. Warren explained that BBP routinely checks, and had recently checked the courts and the sand, but would do so again.

Becky Laughner praised the park in general, and echoed the other complaints.

7. 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 10:56 a.m.

Respectfully submitted,

/s/ Joel Bermejo
Joel Bermejo
Acting Secretary

SCHEDULE A

June 1, 2022

APPROVAL OF THE FISCAL YEAR 2023 OPERATING BUDGET AND PAAA BUDGET REPORT

BE IT RESOLVED, that the proposed Operating Budget for the Brooklyn Bridge Park Corporation (“BBP”) for the period from July 1, 2022 through June 30, 2023 in the total sum of \$13,981,507 as presented at this meeting and ordered filed with the records of BBP be, and hereby is, subject to the availability of funds, ratified, approved and adopted in all respects; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each of them hereby is, authorized and directed to cause BBP to undertake the tasks and incur the expenditures identified in the Fiscal Year 2023 Operating Budget; and be it further

RESOLVED, that the proposed Budget and Financial Plan of BBP be submitted to the New York State Authorities Budget Office in accordance with PAAA; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each of them hereby is, authorized and directed to cause BBP to undertake the tasks to be in compliance with PAAA; and be it further

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

* * *

SCHEDULE B

June 1, 2022

AUTHORIZATION TO ENTER INTO A CONTRACT FOR THE SERVICES OF THE PARKS ENFORCEMENT PATROL OF THE NEW YORK CITY DEPARTMENT OF PARKS & RECREATION

BE IT RESOLVED, that BBP is hereby authorized to enter into a contract with the City for security and law enforcement services in the Park for one (1) year, with four (4) one-year renewals, commencing July 1, 2022; and be it further

RESOLVED, that the President of BBP, or their designee(s), be, and each hereby is, authorized and directed, in the name and on behalf of BBP, to execute and deliver any and all documents and take all 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.

* * *

SCHEDULE C

June 1, 2022

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH SASCO CONSTRUCTION SERVICE RELATING TO A CAPITAL RESTORATION PROJECT

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 agreement.

* * *

Exhibit A
CAPITAL RESTORATION AGREEMENT

Contractor Name	Project Site	Agreement/ Amendment	Requested Authorization Amount	Source of Funds	Total Amount under New Agreement	Description of Project
Sasco Construction Service LLC	334 Furman Street Façade Repairs	Agreement	\$1,081,790 inclusive of a \$141,103 contingency	Capital Restoration Reserve	\$1,081,790	Scope includes restoration of the façade of BBP's headquarters located at 334 Furman Street. Work will include brick re-pointing and concrete spall repairs.
		TOTAL	\$1,081,790			

SCHEDULE D

June 1, 2022

AUTHORIZATION TO ENTER INTO AN AGREEMENT 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 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 agreement.

* * *

Exhibit A
Maritime Maintenance Agreement

Contractor Name	Project Site	Agreement/ Amendment	Requested Authorization Amount	Source of Funds	Total Amount under New Agreement	Description of Projects
Phoenix Marine Co. DE, LLC	EFF and DUMBO Waterfront	Agreement	EFF Revetment: \$1,701,800 DUMBO Waterfront: \$604,700 Contingency: \$230,650	Maritime Reserve	\$ 2,537,150.00	Scope includes rebuilding the existing revetment at EFF, with minor rip-rap, bulkhead, and spall repairs at the DUMBO Waterfront.
		TOTAL	\$ 2,537,150.00			