BROOKLYN BRIDGE PARK CORPORATION
MEETING OF THE BOARD OF DIRECTORS

Brooklyn Bridge Park
334 Furman Street
Brooklyn, New York 11201
June 5, 2013
1:06 P.M.

IN ATTENDANCE:

REGINA MYER, President
ROBERT STEEL, Chairman
MARTIN CONNOR
VERONICA WHITE
ANITA CONTINI
ANNE STRAHLER
JOANNE WITTY
MATHEW WAMBUA
JOHN RASKIN
HENRY GUTMAN
DAVID OFFENSEND
SETH PINSKY
STEPHEN LEVIN
NANETTE SMITH
PETER ASCHKENASY
JUNE 5, 2013 MEETING

CHAIRMAN STEEL: Good afternoon, everyone. If I could have your attention, please. My name is Rob Steel, and this is the board of directors meeting, of the Brooklyn Bridge Park Corporation, meeting on June 5, 2013, and this meeting is, hereby, called to order.

And I have asked, today, that Suma Mandel, the secretary of the corporation, act as secretary for our meeting today. And if Suma could, please, confirm, for the record, that there is a quorum for today's meeting?

MS. MANDEL: We have a quorum.

CHAIRMAN STEEL: Great. We are now accepting that and thank you for that. Let me just say that, in a moment, we are going to begin the regular agenda and go through the board items. But thanks, all of you, for being here, the board members and, also, the various City and State
JUNE 5, 2013 MEETING

officials, Regina, and her staff,
and, also, all of our colleagues,
from the community, that are here,
that we are always keen to see.

I would say that if any
members, of the public, have
questions or comments, that arise
during the course of the meeting, we
will look forward to hearing those at
the end of the meeting, where we will
go through people.

And we have a normal process
where, as a starting point, if
everyone would just take a couple of
minutes, then we go through everyone,
serially. And if people have
additional comments, and if time
allows, we will hear from people if
they have a second or third comment.

So, thanks for helping us move the
meeting along in that way.

Now, the first agenda item, for
today's meeting, is the approval of
the minutes from the April 24, 2013
JUNE 5, 2013 MEETING

meeting of the directors. A draft of
those minutes has been circulated to
all board members in advance, along
with all the other materials.

And so, if any directors, I
would invite, at this time, have any
questions, or comments, or amendments
to suggest to the provisional
amendments, that were submitted to
you of the April meeting, do you have
any to offer?

If not, hearing none, is there
a motion to accept and approve the
minutes of the April 24, 2013 board
of directors meeting as were
presented to you?

MS. WITT: Sorry, Bob. I'm
sorry. I don't think I am listed as
present and I was, definitely,
present.

CHAIRMAN STEEL: Okay. So,
that's something we will correct,
then. Perfect. Anything else?
That's terrific to get correct. Any
JUNE 5, 2013 MEETING

other comments or corrections? Thank you for that. And is there a motion to accept the minutes as adjusted by Board Member Witty's suggestion?

BOARD MEMBER: Moved.

CHAIRMAN STEEL: A second?

MR. PINSKY: Second.

CHAIRMAN STEEL: All in favor, signify by saying "aye."

(A chorus of ayes.)

CHAIRMAN STEEL: All opposed?

Any abstentions? Hearing none, that motion passes.

The second agenda item, for today, which was presented in the board materials and is behind tab 2, is the authorization to approve the 2014 fiscal year operating budget of the corporation. And I have asked Mr. Cedric Gaddy, the park's chief financial officer, to present this item to us. Cedric?

MR. GADDY: Thank you, Chairman Steel. BBP's staff is estimating a
JUNE 5, 2013 MEETING

fiscal year '14 total support and
revenue budget of $11,654,724. This
increase, in revenue, is from BBP's
revenues with One Brooklyn Bridge
Park and is increasing due to the
high property value for One Brooklyn
Bridge Park, based on the Department
of Finance projections.

Other revenue increases are
from Pier 1 Hotel and Condo,
consisting of payment of indoor
taxes, payment in lieu of mortgage
recording taxes, and payment in lieu
of sales tax, which is for a total of
$8,185,615.

The other two revenue sources
are concessions and permits,
estimated at 293,000 and 422,000,
respectively. Concessions are
increasing due to increasing
concessionaires, such as No. 7 Sub,

Permits are increasing due to
Pier 5's sports field increase,
JUNE 5, 2013 MEETING

permitting to use the park's location
for film and photo shoots and other
large events.

The Park's maintenance and
operation budget is increasing from
3.335 million to 8.245 million. This
increase, of 4.9 million, is mainly
due to the maritime and capital
maintenance section of the budget,
that includes Pier 3 power
maintenance/repair work at,
approximately, $3.7 million.

Other increases include
personal services or salary
increases, for new staff, necessary
to maintain newly-opened sections of
the park, such as Pier 5 and the
Picnic Peninsula, Squibb Park, Squibb
Park Bridge and the planned park
openings, in fiscal year '14,
including the Pier 2 and Pier 3
uplands.

The other increases are
attributed to various other personal
JUNE 5, 2013 MEETING

services or non-salary costs, that
are also associated with the same new
sections planned park openings in
fiscal year '14, and the costs
associated with the increased park’s
usage, such as security and trash
collection.

BBP’s management and
administration budget is increasing,
approximately, $690,000, from
1.733 million to 2.427 million. The
largest cost is the purchase of asset
management software system, legal
fees associated with the development
site and for the redesign of Brooklyn
Bridge Park. This represents
$470,000, of the increase, from
fiscal year '13 to fiscal year '14.

Other increases are in personal
services budgets, such as realized
increases in salaries for fiscal year
'14.

So summarizing, Brooklyn Bridge
Park is proposing a revenue of
JUNE 5, 2013 MEETING

$11,654,724 and expenditures of $10,672,803. This would result in a $981,921 operating surplus that will be added to the fiscal year '13 projected operating reserve of $9,823,539. This would increase BBP's operating reserve to $10,805,460 at the end of fiscal year '14.

BBP is requesting that the directors, hereby, approve the fiscal 2014 operating budget in the amount of $10,672,803, and to authorize BBP's staff to undertake the task and incur the expenditures as identified in the approved budget.

CHAIRMAN STEELE: Great. Thank you. It's a dense report with lots of information. Any questions or comments from board members? Yes, ma'am.

MS. WITTY: I just think it's worth clarifying, especially for the public, that this is really just a
JUNE 5, 2013 MEETING

snapshot in time and that the
numbers, at the bottom, are a running
surplus, and that we have an
operating reserve, which is really a
function of timing, when the
development occurs versus when the
park is built.

And I think that's an important
concept, because we are not -- it
looks like we have a very big
reserve, and we are increasing it in
the next fiscal year by almost
another million dollars.

But that money could very
quickly be dissipated as we build
more park, and we are planning to
open quite a lot of it in the coming
years. So, I just wanted to make
that clear. I think that's an
important point to be made about the
budget.

CHAIRMAN STEEL: Of course.

Mr. Raskin?

MR. RASKIN: I want to echo
JUNE 5, 2013 MEETING

what she said. We raised similar
concerns in preparation for today’s
meeting. I think with this period,
the park construction, the budget is
very topsy-turvy with new variables,
such as coming online with new
expenses coming online. But, also,
with this huge, one-time revenue
source and the pilings repair, like
an occasional, huge, periodic
expense.

What I actually want to
specifically request, to make it
clear, is whether the corporation
would be willing to present to the
board or in a public capacity, not
just a one-year, which we have to
look at today, but really a
five-year, whatever would be an
appropriate period, to give us a
better indication of the actual
financial health of the park and the
way things are headed.

CHAIRMAN STEEL: Please.
JUNE 5, 2013 MEETING

PRESIDENT MYER: Absolutely, I think both directors have good points about our long-term planning. It's true this is a one-year snapshot. I just want to remind the board, since there are two revenue sources that have currently not been totally defined yet, since we have two open RFPs, I think that it would be better for us to report back when we have more clarification on those two items.

I think the other item, I wanted to harken to, is the fact that the last board meeting, you all approved us to move forward with a maritime study, an update of where we are in our maritime infrastructure.

As Cedric mentioned, we are putting aside a significant amount of money, that was recommended to us by Halpro, three years ago, for the infrastructure of Pier 3. We need to take care of the piles, especially on
JUNE 5, 2013 MEETING

the piers that have not had capital
work, and that's why we are making
that very, very prudent budget
allocation for that pier.

But when we get back to you, I
would like to also have the ability
to talk to you about the long-term
waterfront infrastructure as well as
the revenue. I think those two go
hand in hand.

MS. WITTY: Exactly. We had a
financial model for the work, and it
would be useful to just figure out
where we are in terms of that model.

PRESIDENT MYER: Great. Seth?

MR. PINSKY: And just to
comment that we went through the
budget in some detail at the audit
committee. And in a lot of ways,
this is, financially, the easiest
time for the park, to the point that
you made, because a lot of the
operating costs have been capitalized
during construction that is going to
JUNE 5, 2013 MEETING

end at a certain point.

You do have these major,
ongoing capital expenditures. And
the operating cost, generally, will
be increasing as the park expands.
So, I think it's a good idea just to
walk people through.

And from our review, we felt
comfortable that the money was being
managed prudently, but that there
certainly isn't an organization,
given the long-term obligations that
it has, that is flush by any stretch
of the imagination.

CHAIRMAN STEEL: So, I think we
have heard a couple of things that we
should plan to do. One is that the
audit committee has been looking at a
lot of these issues, the longer-term,
more of a forward-looking,
longitudinal perspective, and I think
that we should share that
perspective.

I think the second point made,
JUNE 5, 2013 MEETING

by the President, was that that will
have greater certainty and clarity,
in the months ahead, once we have
some responses to these. So, as
those dominoes fall into place, we
should have the ability to understand
this, and the audit committee can
share the benefit of that
information. Yes, sir?

MR. RASKIN: That makes sense.

It does make sense, for the next
board meeting, and we should do that.
Is there kind of an estimate, just
putting those factors together, what
you think might be the most accurate
time to give an accurate perspective?

CHAIRMAN STEEL: I think the
answer is when we have responses to
the RFP, and I don't think we should
speculate on when that will be, but I
think that this calendar year,
certainly, should be appropriate.

MR. RASKIN: Thank you.

CHAIRMAN STEEL: I think that
JUNE 5, 2013 MEETING

would the best -- something I would
being comfortable with, without
saying too much more, and maybe
sooner as opposed to later. Make
sense?

MR. RASKIN: Thank you.

CHAIRMAN STEEL: Good. Yes,

ma'am?

MS. STRAHLE: Under "technology
and hardware," for 2013, it's 72,000
and it jumps to 343,000.

PRESIDENT MYER: Yes. There
are two important improvements we
want to make in our computers and
technology. We are, for the first
time, going to be bringing on
hardware -- software, excuse me, to
improve our maintenance.

We have been working hard with
the Parks Department, with Russ
Antucci, as well as with Central
Park, analyzing what we can be
putting into a computer system. So,
we will be making that purchase this
JUNE 5, 2013 MEETING

year.

It's really important to get that done in the early part of the park. We learned, from Central Park, that they spent a lot of time and money going backward. So, this is, it's important to make that investment now.

We also, as Cedric also mentioned, are going to be looking at our website again. It hasn't been done in three years and those costs will be shared with the conservancy. We have a joint website and it's a very, very important portal for our visitors.

MS. WHITE: It's a great opportunity to invest in this now, and building on the work in Central Park and the Parks Department has been doing over the past year, it's a wonderful opportunity to invest now and we have to spend later down the line.
JUNE 5, 2013 MEETING

CHAIRMAN STEEL: Can I just ask

a question. When was the 2013 budget

last updated, Cedric?

MR. GADDY: It was approved as

of the June 19th board meeting, I

think last year.

CHAIRMAN STEEL: So, does this

have Sandy-related, expected expenses

in it?

MR. GADDY: The budget does not

have any Sandy-related, expected

expenses, because we are expecting to

get reimbursed for most of revenue.

There's going to be a ten percent

match.

CHAIRMAN STEEL: Exactly.

MR. GADDY: It will wash out

except for the 10-percent match.

CHAIRMAN STEEL: Just so I can

kind of eyeball it, we are now 11

months into the budget. And so, does

this look pretty good? If these were

numbers we generated a year ago, how

do we feel, today, if we refresh the
JUNE 5, 2013 MEETING

2013 budget?

MR. PINSKY: We discussed that at the audit committee and I think that the projection is now that the Brooklyn Bridge Park will be able to slightly meet the budget that they had set for themselves on a net basis.

And we looked also at the Sandy-related expenses. And as I understand it, Sandy-related expenses are partially in '13 and partially in '14. There's a pretty conservative assumption about the portion that is going to be reimbursed by FEMA. We, at least, felt comfortable they were properly accounted for.

CHAIRMAN STEEL: Thank you. I think you are 11 months into a budget, there ought to be a refresh to make sure we are comparing it to something that's reasonable. Thank you very much.

Any other questions or comments?
JUNE 5, 2013 MEETING

on the budget as presented? If not, there is a motion to accept it as presented behind tab 2?

BOARD MEMBER: So move.

CHAIRMAN STEEL: Second?

BOARD MEMBER: Second.

CHAIRMAN STEEL: All in favor, signify by saying "aye."

(A chorus of ayes.)

CHAIRMAN STEEL: All those opposed? Hearing none, then, we will move on to the next item. And the third item, for consideration today, is, again, behind tab 3, which is the capital budget for fiscal year 2014. And Leigh Trucks, the Parks's senior project manager, will present this item.

MS. TRUCKS: Thank you, Chairman. The proposed fiscal year '14 capital budget is $31,270,000. Support for this budget comes from New York City capital grants and fiscal years '13 and '14. Of this
JUNE 5, 2013 MEETING

total, 28,500,000 is for hard
construction costs. The associated
soft costs are for owners'
representative services,
environmental consulting, design
engineering and construction
administration fees.

These line items total
$2,770,000 and are consistent with
costs from previous years. They
represent about 10 percent of the
hard construction cost, which is an
industry standard.

The itemized construction
projects include the Pier 6 outboard,
which is the park landscape for the
remaining two-thirds of Pier 6, the
associated Pier 6 pile repairs to
restore the pier pilings to design
capacity, which will allow for park
construction, the Main Street
conversion site, which includes
renovation and upgrades to the
existing Main Street section and the
JUNE 5, 2013 MEETING

integration of the proposed
conversion parcels, and the Jay
Street connector, a new park
entrance, at the end of Jay Street,
providing access to the John Street
section of the park. The John Street
landscape was approved in last year's
capital budget.

The directors are, hereby,
requested to approve the fiscal year
'14 budget, in the amount of
$31,270,000, and to authorize the
work and costs associated with the
projects listed herein.

CHAIRMAN STEEL: Great. Any
questions or comments with regard to
the capital budget as presented
behind tab 3? Good. Is there a
motion, then, to approve as
presented?

MR. CONNOR: So moved.

CHAIRMAN STEEL: Second?

BOARD MEMBER: Second.

CHAIRMAN STEEL: All in favor,
JUNE 5, 2013 MEETING

signify by saying "aye."

(A chorus of ayes.)

CHAIRMAN STEEL: All those

opposed by saying "nay"? Hearing

none, then that motion passes also.

And we move on to the fourth

data sheet of today, which is behind

tab 4, and that's the authorization

to amend the current contract with

Gardiner & Theobald, LLP, and

Ms. Trucks is going to present this,

also, to us.

MS. TRUCKS: Thank you. BBP

has engaged G&T's services, since

2006, through the preconstruction and

construction phases of the park

development. The G&T team provides

vital services for the capital

projects, including project and

schedule management, permit

consulting and expediting, and

capital costs management services.

G&T has, effectively, performed

these services for BBP and has a
JUNE 5, 2013 MEETING

detailed understand of the park's
capital development. The proposed
amendment, of the G&T contract, will
extend this scope of services through
the 2014 calendar year, wherein, G&T
will specifically assist BBP with
ongoing construction at Pier 2, and
the Pier 3 and 4 uplands, and for
upcoming projects at Pier 6, Main
Street and John Street.

The proposed 966,425 contract
price increase, inclusive of a 5
percent contingency, will increase
the total GMT contract price from
$5,278,000 to 6,244,425. The
directors are, hereby, requested to
authorize BBP to amend the G&T
contract and to take related actions.

CHAIRMAN STEEL: Great. Any
questions or comments with regard to
this item as presented? Yes.

MS. WITTY: I would just say,
from my experience, G&T has done an
excellent job and has saved us quite
JUNE 5, 2013 MEETING

a bit of money in engineering the
project well. So, I would say
continuing their services sounds like
a good idea.

CHAIRMAN STEEL: Perfect.

Anything else to add? If not, then,
Attachment A is the authorization as
requested. Is there a motion to
accept?

BOARD MEMBER: So moved.

CHAIRMAN STEEL: Second?

BOARD MEMBER: Second.

CHAIRMAN STEEL: All in favor,
signify by saying "aye."

(A chorus of ayes.)

CHAIRMAN STEEL: All those
opposed? Hearing none, that motion
passes also.

The fifth agenda item doesn't
carry material in advance, but just
is a ministerial matter. The bylaws,
of the corporation, require that the
board of directors -- that's us --
designate the time and place of the
JUNE 5, 2013 MEETING

annual meeting, at which the annual
report and the annual audit report
are presented.

So, at this time, I would like
to propose and request a motion to
designate that the board meeting, as
required -- excuse me -- that the
board meeting, that we have currently
scheduled for October 2nd, would also
stand as the annual meeting of the
board of directors, and that would
also occur here. So now we are
indicating the date and the place of
the meeting, as required, and it
would coincide with the planned
meeting.

So, that's a proposal. Any
comments or questions to that?

Hearing none, then, a motion, please?

MR. RASKIN: So moved.

CHAIRMAN STEEL: And a second?

BOARD MEMBER: Second.

CHAIRMAN STEEL: All in favor,
signify by saying "aye."
JUNE 5, 2013 MEETING

(A chorus of ayes.)

CHAIRMAN STEEL: All those opposed? Hearing none, that motion passes. And now let me turn it over to Ms. Myer for the presentation of the President's report.

Sir, are you able to get all this and get through it? (Indicating stenographer.) Thank you.

PRESIDENT MYER: Thank you, Chairman. Just a few updates today. I wanted to give a more detailed programming update, because summer has finally arrived at the park, and there were a few things I wanted to touch on.

This, of course, is the new Picnic Peninsula at Pier 5. We are seeing a tremendous amount of great activity out here and it's just a pleasure. In fact, we even had -- who is doing -- oh, I am doing the slides. (Laughter.)

To give you a sense of the
JUNE 5, 2013 MEETING

activity, we have already permitted a
tremendous amount of schools, camps,
and leagues at the park, both adult
leagues and kids leagues.

I want to also focus on our use
of the Picnic Peninsula. We had nice
weather, between the Brooklyn Bridge
Park and the Conservancy, last month,
to celebrate spring and some of our
spring birthdays. So, it's getting a
lot of great use out there.

Celebrate Brooklyn, the
concerts were held in May. We had a
tremendous attendance at both the
first two concerts. I think nearly
3,000 attended the first concert and
4,500 the second concert. The third,
unfortunately, was rained out, but
was held in -- these are going ahead
without me, great -- (laughter) --
was held at Bell House in Gowanus.

As you can see from the slide
behind me -- why are they moving
without me? (Laughter.) Somebody?
JUNE 5, 2013 MEETING

Maureen? I will just read and then
you'll get a sense of what is going
on. (Laughter).

On Memorial Day, ferry service
started to Governors Island June 1st.
As you saw, the World Science
Festival used our park for
stargazing, and then I think Peter
was there last week. We opened the
farmers' market, at Pier 6, with the
help of a lot of input from the
community on that, and that farmers'
market will be until this coming
November.

July, of course, we have a lot
coming up. There is a program, at
your desk, to give you a sense of how
much is going on. That includes the
Met Opera starting on July 19th. The
Books Beneath the Bridge series
starts July 8th and goes for six
successive Mondays. And, of course,
Sci-Fi Movies With a View kicks off
on July 11th with "Ferris Bueller's
JUNE 5, 2013 MEETING

Day Off."

A new partnership, we are partnering with the Brooklyn Public Library. They have a mobile truck, for children, and they will be coming to Pier 6, on Tuesdays, starting July 2nd. So, we are really pleased we are joining with the Brooklyn Public Library.

The calendar, as I mentioned, is produced by the Conservancy and you will get a sense of how much is going on in the park, movies, theaters, books, fitness, tours, education and we are especially thankful for everybody who helps us with that.

Just moving to park construction, there is that slide. That's great. A few things are going on. We have made a lot of progress at Pier 2 and then, also, Pier 3. The slides, here, show the berm construction, at Pier 3, as well as
JUNE 5, 2013 MEETING

the granite placement at the Pier 3 uplands. And I hope to schedule a tour, for you all, later in the summer, so you get a sense of how much progress we have been making on that project.

I also, at this point, want to acknowledge Stephen Levin and the City Council for the funds for the Jay Street connector. We will be getting that design to you later this year, and that is a really important project for us to finish, the northern end of the park. So, I want to thank you, Steve and the City Council, for that.

Just two other updates. I know it's a little loud here. On John Street, we have made a lot of progress with the selection committee, but we are continuing to drill down into the proposals. We did present the proposals to the CAC, last month, and will be receiving
JUNE 5, 2013 MEETING

their feedback in a few weeks.

Those designs are posted on our
website if any of you have questions.

As I mentioned, as Bob mentioned, we
hope to finish and announce a
developer later this summer.

Lastly, on conversion, I am
happy to announce that we finalized
the environmental assessment,
required for the National Park
Service approval of the conversion,
today, and formally began the public
comment period this morning.

This brings us much closer to
moving forward with the adoptive use
of the Tobacco Warehouse, and the
Empire Stores, and on converting the
replacement park parcels to parkland.

There will be a public hearing held
to receive feedback on the
environmental assessment and that's
scheduled for June 20th. That will
be held at NYU Polytechnic, at
MetroTech, at 6 p.m.
JUNE 5, 2013 MEETING

Written comments on the environmental assessment can be e-mailed to us at a special e-mail address, created especially for this purpose, and the deadline for those comments will be July 5th at 5 p.m.

We expect a completed application to be submitted to the National Park Service shortly after the completion of the comment period, just to give you a sense of sequencing.

Also, in terms of the conversion, we have been working closely with St. Ann's Warehouse on the design of the Tobacco Warehouse. We have presented to the Landmarks Preservation Commission, yesterday, and received a positive report. We have also met with the Tobacco Warehouse Public Space Programming Committee as well as with Michael Van Valkenburgh Associates to hear feedback on the design of the triangle, the open space at the
JUNE 5, 2013 MEETING

Tobacco Warehouse.

Regarding the design of the Main Street parcels, we met with the Park Expansion Development Design Committee, last month, to provide an update on the design of the Main Street plan, and, also, presented to the community board -- to the Parks Committee, taking into their consideration their comments. The Parks Committee, of Board 2, voted in favor of recommending approval of this plan, to the full board, for their June meeting. So, that is the progress on conversion.

CHAIRMAN STEEL: Great.

Perfect. Any questions for the President on her report or other issues from board members?

MS. CONTINI: I just want to say congratulations on the programming. It's just amazing.

PRESIDENT MYER: Thank you.

MS. WITTY: And managing as
JUNE 5, 2013 MEETING

much construction under way as you are.

PRESIDENT MYER: Thank you.

Thank you.

MR. GUTMAN: And on the progress of the conversion. This is a big milestone.

PRESIDENT MYER: We have a lot of people to thank, with the Law Department's leadership, Susan is here. It's been a very productive pass.

MR. GUTMAN: Thank you.

CHAIRMAN STEEL: Any other questions, comments from board members? If not, let me invite people, from the public, to make comments. And as we normally do, what we will do is call on people, who raise their hand serially, and we will go through every one, that has something to say, and we will be keen to hear what they have to say.

And if we have time, we will go
JUNE 5, 2013 MEETING

back a second time. If people could
identify themselves and any
affiliation when they speak, that
would be terrific, so we can
understand. Yes, sir?

UNIDENTIFIED SPEAKER: How are
you doing? I am (name
unintelligible) with (unintelligible)
New York. I would like to thank the
board for the opportunity to speak to
them again. We spoke to you at the
last meeting. I was encouraged by
the last board meeting, that you
provided the employees of Brooklyn
Bridge Park with medical, retirement
benefits, and in so doing, you
definitely improved the community.

Some of the things you are
doing in the park is tremendous.
Wish we could work as partners.

CHAIRMAN STEEL: I'm sorry. I
can't hear you. You have to speak a
little louder.

UNIDENTIFIED SPEAKER: We wish
JUNE 5, 2013 MEETING

that we could work with the Brooklyn Bridge Park in concert. The problem is the contract. It’s ironic to keep in the building improvements to the park that would help to sustain it, but the construction workers and the people, that service the facilities, will not be provided health care, retirement and proper wages.

It's also surprising that the contractor, chosen to build the project, Hudson Meridian, has such a horrendous work record, and was not be scrutinized by all the concerned parties, including this board, before they were chosen.

A simple Google search, if you checked on Google, would put up a red flag about Hudson Meridian. The same could be said for Toll Brothers. As we said before, the community has concerns about this project, also.
We have been told that, at past board
JUNE 5, 2013 MEETING

CHAIRMAN STEEL: Excuse me. If people could come inside, so we can close the door. I want to hear what he has to say, and you are stopping us from doing that. So, come in and close the door. Thank you very much, sir. Now we can hear.

Why don’t you back up a couple of sentences, because we don’t want to miss anything?

UNIDENTIFIED SPEAKER: It’s surprising that the contractor, chosen to build the project, Hudson Meridian, has such a horrendous work record, that it would not be scrutinized by the concerned parties, including the board, before they were chosen.

A simple Google search would have put a red flag up against this contractor. The same could be said for Toll Brothers. As we said before, the community has concerns about this project, also. We have
JUNE 5, 2013 MEETING

been told, in the past, by the board, that will there be discussions with the trades, and that has not happened in a constructive way. There were some meaningless calls, that the building trades got, and --

CHAIRMAN STEEL: By "discussions with the trades," do you mean between the developers?

UNIDENTIFIED SPEAKER: With the building trades, Toll Brothers had a light conversation.

CHAIRMAN STEEL: Thank you. It wasn't clear who you were referring to.

UNIDENTIFIED SPEAKER: The board has a responsibility, to the community, to protect their interest, not only through the park, but the community, as a whole, to be more responsible as the contract begins. I would encourage you, just go on Google, and you will check this company, Hudson Meridian.
JUNE 5, 2013 MEETING

That's the one that is going to be building the project. I would be concerned if I had somebody, a subcontractor, working on my house and he had a bad record. He wouldn't be coming into my house.

CHAIRMAN STEEL: Thank you.

UNIDENTIFIED SPEAKER: This is our park and it should be done the right way.

CHAIRMAN STEEL: Thank you.

UNIDENTIFIED SPEAKER: Hopefully, there's an open door, that we can have some conversation before it gets going. And, again, the last thing I will say, economic development means economic development. It doesn't mean for the developer in a community. It means a balance, and that's what we are looking for. Nothing more and nothing less.

CHAIRMAN STEEL: Thank you.

Yes. Others? Yes, sir. Peter? Go
JUNE 5, 2013 MEETING

ahead, sir.

MR. FLEMING: She's the CAC.

Let her go.

CHAIRMAN STEEL: We call on

people, sir. Raise your hand, when

you want to speak, and we will call

on you and go through. Yes, sir?

And identify yourself for the record.

MR. FLEMING: Peter Fleming,

from the CAC and the Park Community

Council. I am expecting Nancy will

give the report, from the CAC,

because the CAC is formed in order to

advise the board.

MR. GUTMAN: I'm sorry, Peter,

could you try and speak up?

MR. FLEMING: I assume the

board is interested in what the CAC
does. Recent CAC meetings have had

visitors from the board. Joe has

been there. Henry has been there.

Peter has been there, and Steve. But

I will leave that to Nancy, because

there is so much the CAC has been
JUNE 5, 2013 MEETING

doing, and has had some impact, I
think, on the Main Street development
and on the Empire Stores proposals.

But what I wanted to do --

forgive me -- is to repeat, to

restate what I said last time, that

there is no capital budget. We had a
capital budget, today, for 2014, but

there is no capital budget to build

the infrastructure, that upland,

between this building and the Picnic
Peninsula. There is no construction
budget. There is no capital budget
to do Pier 3.

The corporation has advised the

National Park Service the reason they

had to give the Tobacco Warehouse to

a private developer, St. Ann's

Warehouse, was because, in their

words, the City does not have the

money in the budget.

When budgets are formulated,

piece by piece, by you and by the

City, by the State, piece by piece, a
JUNE 5, 2013 MEETING

budget is formulated. You could not
formulate a budget for the Tobacco
Warehouse? Please make sure you
formulate a budget for Pier 3 and
these uplands, and I would like Ms.
Myer to indicate when she thinks that
budget will be in place?

PRESIDENT MYER: Today, we
presented the fiscal year '14 budget.

MR. FLEMING: It's not in
there, this year, is it? When will
it be? Do you plan to have it, ever,
in the budget?

PRESIDENT MYER: I think, as
you understand, the budget is -- no.
I mean, it's not in the budget, and
the budget is funded by the City of
New York, and there are numerous
decisions that get made to formulate
the budget.

MR. FLEMING: Budgets are
choices. You made a choice not to
budget the Tobacco Warehouse. You
have a choice to budget Pier 3. You
JUNE 5, 2013 MEETING

have a choice to budget these uplands
and I hope you do.

CHAIRMAN STEEL: Thank you.

Yes, Nancy?

NANCY: Bob, thank you. Hi.

Thanks all. Peter caught me slightly
off guard. I was going to speak on
behalf of the conservancy. If you
don't mind, if I do a little Janice
kind of thing, right now, and speak
as CAC co-chair first and then as the
Conservancy.

Peter mentioned the work that
the CAC has done. I think,
specifically, regarding the Petsy
(phonetic) Committee and our look at
the conversion sites.

And I would say, really, the
input, that we have had across a wide
range of park issues, is the design
issues. And in terms of commenting
on the RFPs, we certainly appreciate,
and take very seriously, the

responsibility for providing
JUNE 5, 2013 MEETING

community input.

I think that we have provided a great deal of that on the staff level. I think, quite honestly, you see a lot of our work when you see -- and, perhaps, it is we have not called it out to you. But when you see, say, for instance, the current plans for the conversion parcels, there have been changes, and suggestions, and improvements that the CAC has made with the staff.

I would say it's been an iterative process. It has been very productive. And I feel like the working relationship, in terms of commenting on various park initiatives, that the CAC has undertaken, has been very successful, recently, both, due to the efforts of the BBP staff and, quite honestly, because we have some very good committee co-chairs on the CAC.

So, thank you for those
JUNE 5, 2013 MEETING

efforts. We are going to try to
continue to get, you know, better and
even more comprehensive on that, and
appreciate and sense that same effort
on the part of BBP. So, thank you,
Peter, for prompting me to speak
about that.

On the Conservancy end, I just
really sort of wanted to amplify a
couple of things that Regina had
said. We've got a totally great
programming season coming up in the
park this summer. Hope to see a lot
of you here. There are going to be,
like, over 400 free events and
activities in the park, and I think
you all have your programs, and it's
just going to be a knock-out season
for Brooklyn Bridge Park.

I also wanted to sort of
amplify word, on the street, with the
Picnic Peninsula and the fields. I
mean people are seriously loving
them. The Picnic Peninsula, you
JUNE 5, 2013 MEETING

know, everyone, you run into, has
either just gotten back from there or
is planning to go or is looking
forward to going. It's just been
this incredible park feature. It's
really sort of wonderful.

I kind of have, in my head, a
secret spot. One of the grills
always tends to be available, because
it's like really packed out, but I
do n't want to share that and it not
be available. But it's, truly,
incredibly exciting times for
Brooklyn Bridge Park, not only the
most recent stuff that's open, but
all the cool stuff that is going to
be open. So once again, thank you.

CHAIRMAN STEEL: Thank you,

Nancy. Yes. Others? Yes, sir. And
I don't think you were here. What we
said is we are keen to hear from all
of you. The normal process is we
have a two-minute limit, as we go
through people, so everyone gets a
JUNE 5, 2013 MEETING

chance to speak.

DENNIS: Thanks. My name is Dennis (unintelligible). I am from Local 79. I am not going to sit here and bore you. I am just going to tell you some facts. Nonunion construction jobs are a cancer to this city. If you enjoy reading, there is a thing called the Fiscal Policy Institute, fiscalpolicy.org. You can read their paper. In 2011, 90 construction jobs cost taxpayers over $1.1 billion, of your tax dollars, went to subsidize their workforce.

In Upper Harlem, there was a processing plant, that had to be rebuilt, due to overcrowding. It's over a $2 billion project. Overcrowding results from people that don't have good-paying jobs. When these people have to live eight to twelve people, in a one-bedroom apartment, it taxes the systems that
JUNE 5, 2013 MEETING

we all use.

When they don't pay their taxes and payroll tax, let's just say they are not paying cash. They are paying $10, $12 an hour, which is a common number, that payroll tax on that money is miniscule. So, you got less police, less firemen, less ambulances coming to your homes, not just ours.

This is a terrible social problem that is only going to get worse. The billionaires, of this world, can easily afford to pay these union wages. In New York City, the middle class starts at around $75,000 a year. Our members average $50,000 a year. $50,000 a year for a union employee, a construction union employee, not so much these 32 BJ folks that make even less than us.

It behooves all of us to have good-paying jobs, not just for the workers, themselves, but it benefits the city directly. And everything I
JUNE 5, 2013 MEETING

am saying to you, this is not
nonsense. This isn’t our propaganda.
That’s why I cited the Fiscal Policy
Institute, that you can go to them.
They are a not-for-profit. They side
with neither the companies nor the
unions. They just report the facts.

And that $1.1 billion, folks,
that was a 2011 number, and it was
only for the boroughs here in
New York City, never mind the rest of
the State. Look at all of those tax
dollars that we were losing out on.

Please, and this Hudson
Meridian? Hudson Meridian, they left
because they weren’t paying the guys.
They were already done with these
people. How can you guys sit here,
ladies and gentlemen, and award them
this job with a straight face and an
a good heart?

CHAIRMAN STEEL: Thank you,
sir. Others wish to speak? Hearing
none, then, is there a motion to
JUNE 5, 2013 MEETING

adjourn the meeting?

MR. RASKIN: Actually, let me -- I didn't want to jump in during the public session. I want to say, as Senator Squadron's representative, I know what the folks from Built Out NYC said. I appreciate you coming and speaking on behalf of the workers, but also the community, because it's a public institution and we are a public park.

Senator Squadron wanted me to echo the work we do here, should produce good jobs, solid constructions, and all these sort of elements, in addition to providing a park for everyone to use. I wanted to kind of echo that as a proponent of what our priorities should be here. Thank you.

CHAIRMAN STEEL: Thank you.

Any other comments? If not, is there a motion to adjourn?

MR. CONNOR: So moved.
JUNE 5, 2013 MEETING

CHAIRMAN STEEL: Second?

BOARD MEMBER: Second.

CHAIRMAN STEEL: All in favor, signify by saying "aye."

(A chorus of ayes.)

CHAIRMAN STEEL: All opposed?

Hearing none, the meeting is adjourned. Thank you.

(Whereupon, at 1:48 p.m., the above matter was concluded.)

I, JOSHUA B. EDWARDS, a Notary Public for and within the State of New York, do hereby certify that the above is a correct transcription of my stenographic notes.

______________________________
JOSHUA B. EDWARDS, RPR