BROOKLYN BRIDGE PARK CORPORATION
MEETING OF THE BOARD OF DIRECTORS

334 Furman Street,
Brooklyn, New York 11201

April 1, 2014
4:02 p.m.

IN ATTENDANCE:

Regina Myer, President
Suma Mandel, Secretary

Alicia Glen, Chairperson

Peter Aschkenasy
Steven M. Cohen
Martin E. Connor
Henry B. Gutman
Shari Hyman
Kyle Kimball
Stephen T. Levin
Stephen Merkel
David G. Offensend
John Raskin
Daniel Simmons, Jr.
Nanette Smith
Anne Strahle
Joanne Witty

Staff Speakers:

Pat Kirshner
Michael Lampariello
Belinda Cape
AGENDA

I. Approval of the Minutes of the Meeting of the Directors held on December 18, 2013.

II. Authorization to Enter into a Contract for General Contractor Services relating to the Pier 3 Pile Repairs.

III. Authorization to Enter into an Amendment of the Contract with CH2M HILL Engineers, Inc.

IV. Authorization to Enter into a Contract for Computerized Maintenance Management System Services.

V. Approval of the Brooklyn Bridge Park Community Advisory Council's Recommendation to Appoint New Members.

VI. Presentation of President's Report (Non-Voting Item).
CHAIRPERSON GLEN: Good afternoon. We are on time.

The meeting of the board of
directors of Brooklyn Bridge Park
Corporation is hereby called to
order.

And I ask that Suma Mandel, the
secretary of the corporation, will be
acting as Secretary for today's
meeting, and confirm that there's a
quorum for the meeting.

MS. MANDEL: We have a quorum.

CHAIRPERSON GLEN: Thank you.

Thank you.

Prior to addressing the voting
items on today's agenda, I would
first like to welcome the board
members and various state and city
officials, Regina Myer and her staff
and everybody else who's in
attendance.

I'd also like to also thank the
members of the public for joining us
today.

For those of you who I have not had an opportunity to meet, I'm Alicia Glen. I'm the new Deputy Mayor for Housing and Economic Development of the City of New York.

I was appointed as Chair of this board by Mayor de Blasio on February 10th of this year.

More informally, I'm actually very excited to meet all of you, going off my script, and really look forward to working with you. I'm very excited about the park and all the great work here.

And really it's an exciting project. I've had some opportunity to spend some time in the park with my kids, and I really look forward to continuing to work with you and all of the folks on the board who are spending so much time.

I do want to be thoughtful and run a meeting where we are on time.
So, why don't we get started with the voting items for today's meeting.

As apparently is our practice,
I ask that if any members of the public have any questions or comments during this board meeting, please hold them until I ask you for your comments at the end of the meeting, and when formulating your comments, please note that in order to ensure that everybody has an opportunity to speak, our policy is to limit speakers to one, two-minute turn per speaker. Okay?

So, everybody gets two minutes, and I would really appreciate people being respectful of that. People are very busy and I want to make sure people have a chance to speak.

Okay. The first agenda item.
The first agenda item today is the approval of the minutes from the December 18th, 2013 meeting of the board of directors.
A draft of the proposed minutes has been circulated to the directors prior to today’s meeting, along with the materials for the other items to be considered today by the directors.

MR. SIMMONS: Yes.

CHAIRPERSON GLEN: Do any directors have any questions, changes or corrections to the proposed minutes?

(Pause.)

CHAIRPERSON GLEN: Okay.

Hearing none, I would request a motion to approve the minutes of the December 18th, 2013 board of directors meeting.

MR. CONNOR: So moved.

CHAIRPERSON GLEN: Thank you.

Second?

MR. OFFENSEND: Second.

CHAIRPERSON GLEN: All in favor?

(Unanimous aye)

CHAIRPERSON GLEN: Second
agenda item.

The second item on today's agenda is the authorization to enter into a contract for general contractor services relating to the Pier 3 pile repairs.

Pat Kirshner, the Park's vice president of capital operations will present this item.

MS. KIRSHNER: Thank you very much.

The proposed contract with an off-field general contractor is to perform pile repairs to Pier 3. This is the first of the planned marine maintenance projects to be funded out of BBP operating revenues.

The scope of the work includes repairs to stabilize 40 percent of the timber piles on the inboard side of the pier.

D'Onofrio was selected through a competitive bidding process and was selected because they scored highest
in terms of relative experience,

quality of respondent, quality of

proposal, W/MBE composition of the

team and subcontractors, financial

obligations and fee offer.

The proposed not to exceed

price is $3,220,000. BBP's owner's

allowance of $80,000 and a

contingency of $250,000 brings the

total cost to $3,550,000.

The funding for this pile

repair project will come from BBP's

FY 14 operating funds. The directors

are hereby requested to authorize BBP

to enter into this contract.

CHAIRPERSON GLEN: Thank you.

Do I have a motion?

MR. ASCHKENASY: Yes.

CHAIRPERSON GLEN: Second?

MS. SMITH: Yes.

CHAIRPERSON GLEN: Thank you.

All in favor?

(Unanimous aye)

CHAIRPERSON GLEN: Thank you
very much. Thank you.

The third agenda item today is
the authorization to enter into an
amendment of the contract with CH2M
Hill Engineers, and I'd ask Ms.
Kirshner to present that item, as
well.

MS. KIRSHNER: Thank you.

The proposed contract amendment
is CH2M Hill Engineers, formerly
known as Halcrow Engineers, provides
an increase in the scope of services
to provide a third-party inspections
of the marine repairs, construction
oversight and diving services to
insure that the repair work on Pier 3
piles is performed as per
specifications.

CH2M will oversee all repairs,
including the concrete pile
encapsulations to ensure the work is
performed properly.

CH2M will also submit progress
reports and review all submittals and
change requests.

This request includes
inspection of the Pier 4 platform,
inspection and design of bulkhead
repairs at Pier 2 and 3, and Main
Street and Fulton Ferry site
inspections.

Funding for this contract
amendment will come from allowances
that are held for engineering and
construction administration services
in the BBP operating budget.

The Directors are hereby
requested to authorize BBP to amend
this contract by $316,503, inclusive
of the 10 percent contingency from
the current limit of $1,876,965.

The directors are requested to
authorize BBP to enter into this
contract amendment.

CHAIRPERSON GLEN: Thank you.

I realize that in my zeal to be so
timely, I forgot to ask the last time
if anybody has any questions or
comments with respect to this item?

Okay? If not, the motion?

MR. GUTMAN: So moved.

CHAIRPERSON GLEN: Second?

MR. OFFENSEND: Second.

CHAIRPERSON GLEN: In favor?

(Unanimous aye)

CHAIRPERSON GLEN: Thank you.

The fourth agenda item today is

the authorization to enter into a

contract for Computerized Maintenance

Management System Services.

Mike Llampariello, the Park's

new deputy director of operations,

will present this item.

MR. LAMPARIELLO: As Brooklyn

Bridge Park continues to grow, the

implementation of a computerized

maintenance management system will

allow the operations team to

coordinate preventive maintenance,

leverage cost efficiencies, track

work orders and manage the overall

cycle of Brooklyn Bridge Park's
physical assets.

Applications of this nature are often implemented in parks and commercial property management settings. Comparable systems are used by NYC Parks, Central Park, Hudson River Park and the High Line.

The selection committee comprised of Brooklyn Bridge Park staff evaluated proposals based on the following criteria: demonstrated quality of relevant approach; demonstrated level of organizational capacity; quality of proposed approach; and price.

The proposal submitted by Cartegraph Systems was determined to be the strongest in all four categories.

Cartegraph's business focus is in the development and implementation and support of operations management software applications that are designed specifically for
municipalities.

With 20 years of experience and over 1,000 clients, Cartegraph has the knowledge, skill and ability to provide these services to Brooklyn Bridge Park.

The proposed contract price is $66,100 for the initial installation and will subsequently require annual licensing fees of $3,000 per user for the first five years of use.

Based on our current staffing allocations, an agreement with Cartegraph for the licensing fees will cost approximately $30,000 annually for Brooklyn Bridge Park's 10 users, resulting in a total expected contract value of $216,100.

The funding for this contract will come from funds identified in the operating budget.

The directors are hereby requested to authorize Brooklyn Bridge Park to enter into a
computerized maintenance management
service system services agreement
with Cartograph.

CHAIRPERSON GLEN: Thank you.

Any questions or comments with
respect to this item?

Okay. Hearing none, we'll have
a motion to approve this request.

MR. GUTMAN: So moved.

CHAIRPERSON GLEN: Second?

MR. LEVIN: Second.

CHAIRPERSON GLEN: All in
favor?

(Unanimous Aye)

CHAIRPERSON GLEN: The motion
is approved.

The fifth item on today's
agenda is the approval of the
Brooklyn Bridge Park community
advisory council's recommendation to
appoint new members.

Belinda Cape, the park's new
vice president of strategic
partnerships will present this item.
MS. CAPE: Thank you, Chair.

At the January 28th, 2014 meeting the
Brooklyn Bridge Park Community
Advisory Council, CAC, voted to
approve the designation of Michael
Porto to replace Milton Puryear as
the organization representative of
the Brooklyn Greenway initiative.

Mr. Porto's biography is
provided in Attachment B to your
memorandum.

The CAC panel provides that the
appointment of a replacement
representative is also subject to the
approval of BBP's board of directors.

Also, the CAC voted to add
Hillary Blecher as a member. Ms.
Blecher's biography is also attached.

The CAC bylaws provide a
selection of any member at large
shall be to confirm that overall the
advisory council membership reflects
a balanced representation of the
different neighborhoods and interest
groups served by the park.

The directors are hereby
requested to approve the recommended
new members to the CAC, and authorize
the taking of related actions.

CHAIRPERSON GLEN: Do any of
the directors have any questions or
would like to discuss this
resolution?

Okay. Hearing none, I would
ask for the directors for a motion to
approve this request.

MR. GUTMAN: So moved.

CHAIRPERSON GLEN: Second?

MR. OFFENSEND: Second.

CHAIRPERSON GLEN: All in
favor?

(Unanimous aye)

CHAIRPERSON GLEN: Motion
approved.

That business being over, I
would now like to turn it over to Ms.
Myer for the presentation of the
president's report.
PRESIDENT MYER: Thank you.
I want to welcome, formally
welcome Alicia Glen as our new chair.
I'm thrilled to be working with you
and your staff on the park, and can't
wait to see everybody out here once
the weather gets warmer.

CHAIRPERSON GLEN: Absolutely.

PRESIDENT MYER: I have a
number of items that I want to brief
the board and the members of the
public on this afternoon.

Starting with park
construction, I specifically did not
want to bring slides today, because
we are nearing the end of the
construction of Pier 2 which, as you
know, will have many new facilities
for basketball, handball, shuffleball
and bocce courts, and I can't wait to
see you all out on all these
facilities when we open in May.
When we have exact details,
we’ll be forwarding them to you all
as soon as possible.

In the -- we are also

completing the Pier 4 beach, which is

a beautiful new edge along between,

obviously, Pier 5 and 3, and I can't

wait for you to see that, as well.

In terms of the new projects

authorized last year, site

mobilization has already occurred at

Pier 6 and Main Street and John

Street, and those projects we will

track as the year goes on.

In terms of the development

site construction, construction is

proceeding on all sites.

At the Pier 1 site pile driving

is completed at the northern section,

and now at the southern section the

piles will probably be completed by

June.

In the coming weeks the hotel

structure will begin to be

constructed.

At the tobacco warehouse, St.
Anne's has also started their work, and pile driving is completed with the foundation work expected this week.

At Empire Stores, the development team has commenced foundation stabilization work, and the public restroom for the park has already been moved in anticipation of spring, as per our agreement with the developer.

The design process is ongoing for the John Street development site with construction expected in the fall.

The selected marina developer is at the permit stage with the DEC, and we are at the same time exploring the possibility of some interim voting this summer. But more importantly, we are anticipating that the Marina will be fully operational next summer, 2015.

In terms of our concessions,
after a long winter, all of our
concessions are eagerly waiting for
spring. We have our returning
concessionaires Fornino's at Pier 6;
Ample Hill at Pier 5; Luke's Lobster
and No. 7 Sub at the Smokestack
Building; the Brooklyn Bridge Wine
Bar; Bike and Row and Calexico.

We also will have two new
concessionaires. Lizzmonade will
take over the gatehouse. They're
already in operation at the pop-up
pool; so, we were happy to work with
someone that we know so well.

And also, as you know, United
Skates of America is preparing to
work with us on the roller rink at
Pier 2.

Programming. Our programming
season is just about to begin. This
Saturday is the Eileen Dugan Memorial
5K Run sponsored by the Conservancy.
I know a few of you are running, um,
some of my staff and others; so, I
will see you there on Saturday morning.

Some other May highlights include Celebrate Brooklyn. The dance parties are set for May 8, 15 and 22, and we'll get information on performance to you when it's announced.

And also another very exciting thing for May. We have announced with the Public Art Fund a project by a Vietnamese artist Danh Vo, "We the People," and this is a major dual-site exhibition inspired by the Statue of Liberty featuring more than 50 replica pieces of statue which will be on view May 17th through December 5th at both City Hall Park and Brooklyn Bridge Park.

And I'm very excited about this exhibition.

The Brooklyn Half Marathon is scheduled for May 17. As a part of this event, the New York City Road
Runners Club is presenting festivities on Pier 2 from May 14th to 16th, and I think some of you are also running in this run, as well. Runners can pick up race materials and enjoy a wonderful festival style celebration at Pier 2 for those three days.

Two other items for the spring. The Brooklyn Waterfront History Website and Signage Project will be set to launch. That will be coinciding with the 200th anniversary of the Fulton Ferry.

This project is a joint partnership of Brooklyn Bridge Park and the Historical Society and will introduce park visitors to the rich, layered and diverse history of our site.

We're also excited that we are working to launch a new Website along, we're working with that project along with the Conservancy,
and our new Website will showcase the park's beauty in a whole new way to
visitors with a very user-friendly perspective on the park.

Lastly, a few business items.

Regarding the space works license, we have heard concerns from both our elected officials as well as the CAC, AC and including a resolution from them that we received last, two months ago.

Although we -- as you know, although we do have authorization, we have opted that we will enter, proceed with an RFP process for the space in this building later this year.

Lastly, in terms of the Pier 6 development sites. As we discussed at last October's board meeting, the Pier 6 development site is essential to the park's financial model.

By proceeding with the Pier 6 RFP now, the park can take advantage
of the strong residential market and
generate enough revenue to support
park maintenance as we discussed in
October.

In addition, we also have the
possibility of realizing significant
cost savings from preventive
maintenance of the maritime
infrastructure, at this time, and
this was additional work that we
undertook with Halcrow or CH2M, as
they're now called, this winter.

So, ensuring that Brooklyn
Bridge Park is financially
self-sustaining, and taking into
account that the ability of those
cost savings, we are now also pleased
to report that we are proposing to
include an affordable housing
component in the Pier 6 RFP.

This is a tremendous
opportunity for work force housing,
and we're excited to be able to
contribute to the Mayor's affordable
housing plan at this location.

We will be starting this
process, as we always do, with a
discussion at the CAC in terms of the
goals of our, of the RFP.

We will be doing that this
evening -- that meeting is scheduled
for 6:30 -- by seeking their input
prior to releasing the RFP, which we
expect to release in May.

So, that is it for our
president's report today.

MR. SIMMONS: What's the
formula for the affordable housing?

PRESIDENT MYER: I think that's
something that we're working on, and
it is also contingent on how the
development community responds.

But the expectation is that in
a competitive marketplace, we are in
the best position.

MR. SIMMONS: Thank you.

MR. RASKIN: And just to add on
that point. I mean, this is a
preliminary discussion. This is
something we know the park has long
been interested in having this debate
for a long time, but this is
something that the community has
expressed a great interest in
speaking to the new administration
about. I expect the new
administration to have an open
dialogue with the community about the
open question of what to do on that
site. We've had a conversation about
Watchtower properties.

We've had conversations about
other opportunities for this site.

I just want to note, while you
mentioned the possibility of moving
forward with an RFP, that this is
something we're looking to have a
deep community discussion about
before any steps are taken.

So, I would hesitate to put a
timeline on it, hesitate to put any
of those concrete -- it really has to
be a community discussion, apparently
starting tonight at the CAC meeting.

But this is something that is of
great value to the community and
importance.

PRESIDENT MYER: Well, we're
certainly starting the process
tonight.

MS. STRAHLE: As you know, Joan
is really concerned with senior
housing in the neighborhood; so, if
you could, we could consider that,
that would be great.

(Pause.)

CHAIRPERSON GLEN: Do other
directors have comments or questions
with respect to Regina's report?

(Pause.)

CHAIRPERSON GLEN: Well done.

Okay.

So, now I'd like to turn it
over to the public, an opportunity to
speak. I do understand that we have
elected officials, who would be -- we
are welcome to have any elected
officials who'd like to speak first.
And then, again, please be
cognizant of the fact that we'd like
to really limit people's comments to
two minutes each, so that everybody
can have an opportunity to speak.

A PARTICIPANT: I have a
comment.

CHAIRPERSON GLEN: Okay.

So people can hear you, is
there a microphone?

Mr. Squadron.

SENATOR DANIEL SQUADRON: It's
your meeting. I hope you can hear me
without amplification.

Actually, I really was here to
welcome the new board chair and the
new members of the board. It's good
to see you. And welcome back, the
less new members of the board,
because this is, in many ways, a new
day for the park.

We've seen some great progress
in the park over these last few years -- really extraordinary.

Regina and the board members deserve real credit for that.

You know, from my own children to folks in every corner of Brooklyn and around the world, this park really has become one of the marquee gems for the City of New York and it's a great, a great thing and part of a harbor park, a Central Park in the center of the city.

There are some new conversations that have to happen with the new leadership and the new board, and I think it's critical, as the new administration gets going, that that conversation is had in a way that frankly is more robust in terms of community involvement than some of the conversations were in the previous administration.

I know that's something the Mayor has said is a priority of his,
and I want to make sure that happens.

Certainly as John Raskin said,
you know, I think it's critical that,
Regina, you are opening the
conversation on Pier 6, but I really
wouldn't want to prejudge any plans
before the new administration has a
real ability to engage the community
fully here.

You know, this has been a major
point of conflict, frankly, for this
park. You know, parks are of great
benefit to everyone and wonderful for
everyone. We've done some great
things through this conflict to
improve the park land. Everyone will
agree on that.

The pop-up pool, how many
people are, went to the pop-up pool
last summer? Well, at least one.

Thank you for that statistic, Nancy,
I appreciate that.

MS. NANCY WEBSTER: You're
welcome. I spent many days at the
pop-up pool.

SENATOR DANIEL SQUADRON: I appreciate that.

The pop-up pool. The order in which the park has been developed so that it has more active amenities more quickly. The fact that at John Street, the housing has been vastly reduced, rather than being deeply out of context, it's actually appropriately within context to what's around it.

It's all been improvements that have come out of this conversation when it has been had in a full, robust and comprehensive way.

So, I think it's critical that the new administration, the new board starts with that view.

You know, the truth is, as Senator Millman and myself, with the support of council member Levin and council member Velasquez, came to an
agreement here that insured that the
plan that was devised by Mike
Bloomberg in 2004 would get a new
clean look from the new
administration elected in 2013 --
especially considering all that's
happened since then. And, just
briefly, to go through what's
happened since then.

The concept of this kind of
park getting built in this way in
2004 was something we hadn't seen in
the City in years. Folks had been
fighting for it -- Senator Connor,
Senator Millman, many of the people
at the board had been fighting for
years for it, and it was stalled, and
the proposal was one that moved it
forward.

Since then, Hudson River Park
has developed enormously. Governor's
Island has developed enormously. And
the models for how we fund parks have
really changed. And I think that's
an important context.

The second is: We are here at
the edge of the water, and thanks to
the design and some great leadership
in the park, Sandy wasn't as
devastating here as it was in some
other waterfront places.

But we also know that we're
standing in a place right here that
has a five-fold higher chance of
flooding annually today than we
realized it did ten years ago.

That's an important factor.

And the third is: I think that
when we talk about values -- values
like good jobs, values like
affordable housing, values like
community development and engagement
-- we have a mayor who has made that
the centerpiece of his
administration.

And I think all of those things
are important, and overlaid --

(Bell ringing.)
Overlaid by -- and overlaid by other changes right across the street essentially from this park, that none of us ever could have predicted ten years ago, when you talk about use by the Watchtower or Long Island College Hospital, or other spaces.

So, I look forward to that conversation. I welcome you aboard, and I'm glad that we're getting that conversation started at step 1, not further along than that.

Thank you.

MS. NANCY WEBSTER: Nancy Webster, executive director of the Brooklyn Bridge Park Conservancy. Many of you know me.

I have wanted two things, really, I've wanted to do was to, you know, once again, congratulate and express our, the Conservancy's gratitude to Regina and other members of the Brooklyn Bridge Park team and staff. We see their dedication and
hard work every day getting this park
built, and the rest of the world sees
it out there in the park.

It's really quite an
extraordinary effort; and so, we
thank you for that.

And then, I also wanted to take
the opportunity to extend the
Conservancy's welcome to Deputy Mayor
Glen. We're very much looking
forward to working with you and other
members of the de Blasio
administration, really to sort of
help fully realize this 205-year-old
community dream for a park on the
waterfront.

And the Conservancy is willing
to pitch in and help, you know, any
which way we can to make sure that
Brooklyn Bridge Park is vibrant,
growing, fully funded and built.

And even if I may quote the
administration, "transcendental park
on the waterfront."
So, very much looking forward
to working with you. And welcome.

MR. FLEMMING: My name is Peter
Flemming, and I do wish to welcome
Ms. Glen here.

And I wonder if Mr. Silver will
be here in due course, representing
Park --

CHAIRPERSON GLEN: Oh, he will
be here in New York City.

MR. FLEMMING: But not on this
board?

A PARTICIPANT: He starts in
May.

CHAIRPERSON GLEN: Yes. He
will be here in about May.

MR. FLEMMING: We will wait.

I represent a group of park
supporters called the Park Community
Council, who have been in existence
for more than ten years.

Nancy Webster was one of the
early creators of this group. You
join a long caravan, as Marty Connor
would say, or Joanne would say, of nearly 50 years that this park has been in formation, from the time that Governor Carey saved what became Empire Park between Manhattan and Brooklyn Bridge to the '80s, when the Brooklyn Heights Association and the coalition -- Tony is here, Otis Pearsall, John Watts, Joanne.

One of your predecessors is Joanne, because she became, as everybody knows, the chair of this predecessor board.

There are two or three people around this table, Peter and others, who have been there for a long part of this 50-year caravan.

And on this mini advisory council, the CAC, you will find Tony, and others of us -- Roy, Roy Sloane -- fellows who have been a long time on that same caravan, and you're getting close to the goal, that's the best part.
But understand that over those years, there were controversies, and before 2003, the park was not going to have these buildings.

So, when Senator Squadron represents a certain part of the community which doesn't want these buildings, you must understand that other parts of the community understand the financial desirability of these highrises on a very tiny footprint taking a very tiny part of the park, and that Pier 6, those two buildings alone, close to 50 percent, 40 percent of the up-front moneys and 25, or 25 percent or more of the ongoing revenues.

So, when you get into this robust discussion, you understand, it's not just one-sided.

CHAIRPERSON GLEN: Thank you.

MR. WALCOTT: Hi. My name is Dan Walcott. Many of you know me.

I'm from Buildup New York. We're
with the 32 BJ building trades and
the hotel workers. You've heard me
talk before about what's going on in
the past with some of the contractors
who are on the job.

This past week there was a
report by the Manhattan D.A., and it
lays out what goes on on these jobs,
very similar to what happened here,
and how these contractors ripped off
workers who are working without
Workers' Comp.

I think you should take a
closer look, as these projects go
forward, that -- and we're going to
send a report, we'll send the D.A.'s
report to everybody so you understand
what goes on on these projects on the
underlying side.

Also, the Mayor, the new mayor,
he spoke about a tale of two cities.

I don't think there's anything
closer that when you make million
dollar apartments and condos and the
workers are getting paid hardly
anything with what the area standards
are, and definitely a lot of them
aren't getting any Workers' Comp on
some of them, but they're not getting
healthcare. In this day and age
that's terrible. And I think
everybody should take a closer look
at that.

It -- you can't, you can't have
competition between good companies
and bad companies when the bad
companies are getting worse.

And when you take a look at
this report, I hope you take that
into consideration anytime you look
at a contractor and see what's on the
underlying piece.

And again, a tale of two
cities, everybody should get just
pay. Okay. That's my report.

MR. CASTILLE: Good afternoon,
everyone. My name is Orlando
Castille, and I'm an elevator
constructor, and I've lived in this neighborhood my entire life.

   I'm here today representing Build Up New York City, and the alliance of over 200,000 working men and women in the construction, 200,000 working men and women in the construction service and hospitality industry.

   I would like to say that I've witnessed my neighborhood change before my eyes where many of the people, my family and friends, have been pushed out because we were unable to afford to live here.

   As has been the case for my siblings, as well, they left and I've been able to stay because, and help my mom and make ends meet, because I have a good job with fair wages and benefits.

   Most importantly, it's a good job with career advancement, and I know when I'm ready I'll be able to
start a family of my own right here
where I grew up. But sadly that
won't be the case for Brooklyn
workers now.

I'm here today because I
believe that under the new
administration, a new day will come
to my park. I really think the
Brooklyn Bridge Park Corporation has
a unique opportunity here to change
the way new development is done and
keep working class families in our
community.

For more than a year now, we've
been advocating for the Brooklyn
Bridge Park Corporation to adopt
responsible development guidelines.
Private projects in a public park
should be built and operated by
companies that uphold high safety
standards, respect the law, and
provide family-sustaining wages and
benefits to their workers.

In the past year the Brooklyn
Bridge Corporation has refused to adopt these standards, turning a blind eye to the irresponsible practices of Starwood Capital Group and their construction contractors working on the development.

Many of those contractors have well-documented track records of irresponsible, dangerous and even illegal practices that threaten the public and workers alike.

We also urge the Brooklyn Park Corporation to adopt increased transparency guidelines so that the general public has access to vital, vital information about developers and contractors being considered for work in the park.

CHAIRPERSON GLEN: Okay. Would you finish up, please.

MR. CASTILLE: I'm finishing up now.

With the new city administration, the Brooklyn Bridge
Park Corporation has an opportunity
to change course and adopt the set of
responsible development guidelines.
We're looking forward to working into
ushering in a new ever responsible
development and community engagement
at Brooklyn Park -- Brooklyn Bride
Park, straightening our neighborhood
for everyone instead of operating --
growing inequality in the tale of the
two cities.

Thank you.

CHAIRPERSON GLEN: Anybody
else.

MS. RAFFERTY: Yes.
Hello, my name is Carol
Rafferty, and I live in Boerum Hill
with my family. I'm an ironworker
and I'm here today with Build Up New
York because I also, I'm also unhappy
with the way development at Brooklyn
Bridge Park is happening.
I'm especially concerned about
the adverse effects of the
development on my community's economics.

To me, responsible development means that developers hire contractors that create good job opportunities for my neighborhood, my neighbors, so that my community's economy prospers. But decisions this board made last year contributed to the growth of inequality in our city.

The choice of Hudson Meridien as general contractor for the luxury condos and hotels in this park is a bad one.

Hudson Meridien is an irresponsible contractor with troubling histories of illegal behavior, dangerous practices, and faulty construction that could expose Brooklyn Bridge Park and my neighbors to unnecessary disruptions and risks.

This board has demonstrated an interest in development that will sustain the park consistent with the
memorandum of understanding that
created the New York Bridge Park
Corporation for oversight of the
development. But Build Up New York
wants to see that development
opportunities presented by the park
projects go further to help sustain
the park and the work force and local
community in general.

We believe that the hallmarks
of reasonable development should be
required by this board, and in all of
its RFPs, contract awards, leases and
any other procurement documents or
methods.

My community needs a commitment
from each member of this board that
all procurement methods will include
the requirements that use responsible
employers whose labor history ensures
workers are treated fairly, are paid
the established industry standards
with wages and benefits, receive
appropriate training through New York
State registered apprenticeship programs, have complied with the opportunities, appropriate city and state and federal safety standards, and are reasonable to the tenants in communities concerned.

If the goal is truly to create a sustainable park, please review recent events that have unfolded here and understand how decisions made by this board have fallen short of these goals.

So, here -- here for you now we will briefly recap that Build Up --

CHAIRPERSON GLEN: Time.

MS. RAFFERTY: -- New York has driven the fight for good jobs and reasonable development at the Brooklyn Bridge Park.

Thank you.

MR. RAMSAY: My message is two-fold. Somebody's going to follow up behind me.

Hello. My name is David
Ramsay. I'm a Navy veteran, and now
I'm a painter by trade.
I also live a couple of blocks
from here and enjoy the park when I
can.

Now, we've alerted you that the
development group in our park has
chosen some irresponsible partners
for the project. But did you know it
might be their MO?

Starwood Capital Group has
chosen irresponsible contractors in
many of their projects across New
York City. At 237 West 54th Street,
for example, dangerous construction
led to partial or complete shutdowns
of the, by the Department of
Buildings four times since August,
2011.

And most recently -- excuse me
-- and most recently there has been	two accidents at their construction
site at 435 West 50th Street that we
know of. We happened to be there to
witness them, and we've reported
them, and I do wonder sometimes if
other accidents have happened that go
unreported, because the contractors
here haven't provided their workers
with safety equipment or training.

There's no saying, there's no
saying the workers would know to
report the accidents themselves like
my co-workers and I have, are taught.

To be fair, some of the
"responsible" contractors that
Starwood Capital Group had hired in
the past actually had three times
fewer workplace fatalities in New
York City in 2012, according to OSHA,
the federal Occupational Safety and
Health Administration. This wasn't
by chance.

Responsible construction
contractors provide training
apprenticeship programs for their
employees that teach safe quality
work practices.
Construction work is one of the most dangerous jobs there is. Every year OSHA relates the statistics on our industry, and their statistics are pretty clear.

In 2012, the most recent report number -- 75 percent of all workplace fatalities happen on construction sites with 72 percent of their fatalities taking place at sites where companies did not have their workers participate in state-approved training and apprenticeship programs.

52 percent of the construction fatalities were immigrant workers, itinerant workers, or workers who spoke a different language from their supervisors.

None of the construction contractors or subcontractors now working on Brooklyn Bridge Park participated in state-approved training or apprenticeship programs.

You would have the power to
require the use of responsible contractors on this job.

MR. ROBLES: Good afternoon, everyone. My name is Miguel Robles, and I am here because I fear our concerns of Build Up New York City have fallen on deaf ears.

I'd like to see the board take responsible development more seriously given everything that's at stake.

Climate change is real in Brooklyn. Bridge Park is in a very vulnerable location, and part of the plan for this project, the environmental impact study was conducted in 2005. But a lot has changed since then.

Hurricane Sandy flooded Brooklyn Bridge Park and then Mayor Bloomberg issued massive "superstorm contingency plans" for New York. Some of these planned changes have been made to the buildings, but that
might not be enough.

What action is this board going to take to ensure that the new buildings can withstand extreme weather, including hurricane winds, floods and rising sea levels. What action is this board going to take to ensure that the homes, apartments and businesses are not exposed to toxic fuel oil, sewage, flooding debris that may be caused by extreme weather. In fact, a new development is being built in the park.

Will this board request a new partial or full environmental impact study based on the sweeping changes to the environmental conditions? The original study was done nearly a decade ago.

FEMA is in the process of revising its building codes and flood maps, which regulate that kind of construction, that is allowed in a flood areas.
The last time FEMA published flood maps was in 2008, and New York City has adopted those rules into its building codes, and development must meet these codes.

We can safely accept that by 2015 these codes will change again. So, I urge this board to order a new environmental impact study before any more construction takes place.

The board must take action to ensure that any new development in Brooklyn Bridge Park conforms to the new standards that account for the dangers of climate change to the waterfront.

Providing workers with safety training does two things for workers. It provides them with opportunities for advancement in their careers and it teaches them to work safely. What we take for granted sometimes -- this keeps us safe. No one should be afraid to walk
down the street because something
might fall on them from a
construction site, or worse to have a
scaffolding fall on them because
someone rushed to put it together and
just finished the job.

The public deserves
construction workers who know what
they're doing. This seems like
common sense to me. But if history
is any indicator of risky behavior
and it's been taking place here at
Brooklyn Bridge Park, we can safely
say that many of the contractors are
looking to cut corners.

If I was on this board, I
wouldn't want to take that risk.

I wouldn't want Brooklyn Bridge
Park to be listed among 237 West 54th
Street or 435 West 50th Street.

As your neighbor, I ask that
you please change course immediately.
Don't jeopardize anything, anyone's
safety when it can be avoided by
choosing responsible contractors.

Thank you.

CHAIRPERSON GLEN: Thank you.

MS. MORGAN: Good afternoon.

My name is Livia Morgan and I'm a Brooklyn mom and a laborer.

Having a good job has allowed me to give my son a bright and healthy future. Everyone deserves a chance to provide their families with dignity. And, as a board of this park, you have the, you have in your hands the opportunity to use this development to help hundreds of people reach their dreams of owning a home and sending their children to college or having doors open to them that makes their life and career better.

Good jobs make different, make a difference in the entire families, and they make a difference to our community. A good job pays wages that can support families. Good jobs
come with health insurance. Good jobs provide real pensions. Good jobs have a pathway for a real career. Good jobs are safe.

When workers have middle class wages, they will be able to help spend money which will support small and large businesses. It will have a ripple effect in the economy that will stimulate the economy to grow.

If workers are paid in poverty wages, they won't have money to spend and the economy will shrink. When workers have good health insurance, their whole families are healthier and they are not dependent on public health systems.

A combination of good jobs, a good pension, and good health insurance means that workers, working families are paying taxes to support public service.

It also meets the needs for public safety.
The jobs being created at Brooklyn Bridge Park are not good jobs because they're, because of the decision made by Brooklyn Bridge Park board. And I urge you today to be able to come up with solutions to be able to help workers be safe on their jobs.

Thank you.

MR. HALPERN: Hi. My name is Michael Halpern. I'm with Build Up NYC. I just want to, for the benefit of the new board members and our new chair, just present a package of documents for each of you that are basically our correspondences with the board over the last year and it has some news articles about the work in the park, and supporting documentation to the testimony that you've heard today.

Thank you.

CHAIRPERSON GLEN: Thank you.

Anybody else who wants to speak?
I'm sorry. I didn't see you.
Can you step forward.

MS. SEGAL: Thank you. My name is Dorothy Segal. I've lived in this neighborhood for about 40 years. I'm very active in the community.
At the moment, I'm the treasurer of the Working Families Fund, so I'm saying hello to my brothers and sisters here today.

I obviously wholeheartedly agree with everything that you've said about good jobs and safe conditions, and all of that.

But I didn't find out until 10 to 4 today that there would be a proposal floated to develop the Pier 6 site. I guess, I wasn't paying close enough attention.

I had thought that once Mayor Bloomberg was gone, that nobody in their right mind would want to build that housing. And anyway, the MOU that was negotiated and signed by the
elected officials and the Bloomberg
administration provided a way to
capture tax receipts that would be
coming from the Watchtower properties
over time.

The City will be getting a lot
more money from the increased taxes
of the Watchtower properties, and
they agreed to this MOU for that
reason.

I understand that it's too
early to know if that property, those
taxes will cover the needed money to
operate the park.

But certainly this violates the
spirit of the community's involvement
with this project.

As was pointed out before, this
community has been opposed to
development luxury, or otherwise, in
this park, and thanks to our elected
officials, principally Senator
Squadron and the council members and
Assembly Member Millman, were able to
negotiate something that stopped some
of the development.

And now -- I hate to say it --
my Mayor, Bill de Blasio appears
poised to follow in the steps of his
predecessor and build a development
project on Pier 6, across the street
from another thousand units of
housing that are going to be going
up.

So, I contend that there
shouldn't be a development.

That I'm sorry, I hope there
are jobs in other developments that
will provide good wages, but there
shouldn't be a project going on at
Pier 6 right now, because this
neighborhood is oversaturated with
development.

Thanks to Mayor Bloomberg, our
schools are popping out. There is no
room anymore. We don't want these
buildings and we thought we had a way
to not get them built, and I think
that this board, and our current
mayor apparently, are at risk of
violating our trust. And here it is,
four months into the administration.
It's sad.

Thank you.

CHAIRPERSON GLEN: Anybody else
who hasn't had a chance to speak?
(Pause.)

CHAIRPERSON GLEN: All right,
sir.

MR. ADHEIM: I'm Tony Adheim
and I've been actively involved not
for 50 years, but for, since 1983,
'84, when the idea of taking, when
really when the Port Authority came
to me as the then president of the
Brooklyn Heights Association to, and
said that they needed to get rid of
these piers and did we have, seeking
input as to what the community
thought they should do with it.

I think they came to regret
having asked that question perhaps,
but over time we developed, as the predecessor organization of the Conservancy, now known as the Brooklyn Bridge Park Coalition, which I founded and headed, a series of plans and advocacies somewhat different.

As this board moves forward in what I think, universally from the comments this evening, this afternoon, what everybody seems to be of a mind that we're at a turning point at a new page: I think it would be appropriate to, please, to keep in mind the goal of taking this publicly-owned site of 50 acres, it's not 85, because most people don't consider the Atlantic Ocean part of their site, but between piers and upland, it's 50-plus acres, let's put it that way, in the center of the City, straddling the New York County, Kings County, the Brooklyn/Manhattan line which runs along the bulkhead
lines, so that the projecting piers are actually in Manhattan.

And keeping in mind the goal of taking this unique forever, not just for 100 years or our lifetimes, forever, of creating a public park in the center of the city.

Now, all these other worthy goals, and they are worthy of enhancing employment practices, of providing affordable housing, but the goal, the central goal has got to be to create and to maximize what Olmstead referred to as an alternative to, a contrast to the built environment, a bit of the natural environment, not just a bunch of playgrounds on piers.

Thank you.

CHAIRPERSON GLEN: Thank you.

Okay. As a follow-up comment,

let's keep it quick --

MR. FLEMING: As Ms. Segal and the Senator well know, that the terms
of the MOU expire on December 31st.
And, as far as I know, not one
Watchtower building was rezoned to
qualify to meet that MOU.
So, it's up to Mr. Squadron and
the Mayor, I guess, to design a whole
new regime if they want to.
A PARTICIPANT: Here here.
Let's --
A PARTICIPANT: The time is
pressing.
SENATOR DANIEL SQUADRON: Thank
you very much. I look forward to it.
CHAIRPERSON GLEN: Okay.
Notwithstanding that, I think we --
okay, we get the point. Is there
somebody else who hasn't had an
opportunity to speak yet?
MR. FLEMMING: And another
thing, just to be sure that -- Tony
and I always have an argument.
There's 86 acres in this park,
only 13 acres of which are water and
about seven acres of which are
developments, including Pier 1, and
so forth; so, his numbers are a
little bit off.

CHAIRPERSON GLEN: Thank you.

Okay.

A PARTICIPANT: More than 50
acres.

CHAIRPERSON GLEN: Thank you.

MR. CONNOR: About 30 years of
history.

CHAIRPERSON GLEN: Is there
anybody else who hasn't had an
opportunity to speak today, with
respect to any of these topics?

(Pause.)

CHAIRPERSON GLEN: Okay. If
not, I'd like to thank everybody for
their time today, and I'd ask for a
motion to adjourn today's meeting.

MR. CONNOR: So moved.

CHAIRPERSON GLEN: Thank you.

Second?

MR. LEVIN: Seconded.

CHAIRPERSON GLEN: All in
favor?

(Unanimous ayes)

CHAIRPERSON GLEN: Thank you very much. We are adjourned.

(Time noted: 4:57 p.m.)
CERTIFICATE

STATE OF NEW YORK )

) ss.

COUNTY OF NEW YORK )

I, ROBERT X. SHAW, CSR, a Notary Public within and for the State of New York, do hereby certify:

That the above record is a true record of the proceedings taken on April 1, 2014.

I further certify that I am not related to any of the parties to this action by blood or marriage; and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of April, 2014.

ROBERT X. SHAW, CSR