BROOKLYN BRIDGE PARK CORPORATION
MEETING OF THE BOARD OF DIRECTORS

Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, New York 11201
August 6, 2014
3:08 P.M.

IN ATTENDANCE:

REGINA MYER, President
ALICIA GLEN, Chair
MARTIN CONNOR
MITCHELL SILVER
ANNE STRAHLE
JOANNE WITTY
STEVEN COHEN
EDNA WELLS HANDY
JOHN RASKIN
HENRY GUTMAN
KYLE KIMBALL
STEPHEN LEVIN
MARGARET ANADU
PETER ASCHKENASY
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MADAM CHAIR GLEN: The meeting of the Board of Directors of Brooklyn Bridge Park Corporation is hereby called to order. I ask that Suma Mandel, the secretary of the Corporation, act as secretary and confirm that there is a quorum for today's meeting.

MS. MANDEL: We have a quorum.

MADAM CHAIR GLEN: Thank you, Suma. We have a quorum. Thank you.

Prior to addressing the voting items on today's agenda, I would first like to welcome two new Board members, our varied State and City officials, Regina Myer, her staff and everybody else in attendance.

I would also like to thank the members of the public for joining us here in Borough Hall in an air-conditioned room. That was a fantastic improvement. Thank you.

I would also like to thank the borough president and his staff for
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allowing us to use this room and his generosity.

I would also like to introduce two new Board members who have joined us, Mitchell Silver, who was appointed as the Commissioner of Parks of Recreation in 2014, and as you know, in that capacity, he oversees the management, planning and operations of nearly 30,000 acres of parkland including parks, playgrounds, beaches, marinas wilderness areas and recreation centers.

Commissioner Silver was born in Brooklyn, grew up near Prospect Park and once again resides in Brooklyn. So, welcome, Mitchell. Thank you.

We also have another new director today, Margaret Anadu, who was appointed to fill the seat vacated by Director Smith. Ms. Anadu is a resident of Brooklyn and is a managing director at the Urban
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Investment Group of Goldman Sachs.

Commissioner Silver and

Director Anadu, on behalf of the

Board, I welcome you and thank you in

advance for your service.

Now as is our practice, I have

always asked, as have prior chairs,

if members of the public have

questions and comments on various

agenda items to please hold your

comments until after we vote on the

various meeting agenda items.

In light of the large interest

in one of the resolutions that we are

discussing today, I am prepared for

us to break with our normal practice

and to allow up to half an hour of

public comment on our first voting

resolution item, then continue with

the Board's business because we do

have other business that's important.

And I want to be respectful of

the directors' time. As well, we

only have this room until about 5:00
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or 5:15 as I understand it.

I want to go over with
everybody how we are going to do
this. Before we take up our first
official agenda item, those who would
like to speak to one of the
resolutions that has been priorly put
on the agenda, we allow two minutes
per speaker. And we will do that for
approximately 30 minutes.

If there are any public
officials in the room who would also
like to address any of the items on
the agenda, I would ask that they do
that at this time.

We will then return to the
resolutions, have a presentation on
our second item and continue with
business as usual. To the extent we
have time remaining, we will then
take additional public comment. So,
I believe what we are going to do,
there was a sign-in sheet. There are
cards.
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Actually, before we turn to those items, I would like to share with folks the first agenda item was the approval of the minutes. Why don't we do that while we are getting our cards organized for the public testimony. There are a new set of minutes were distributed to the Board just today.

Regina, is there anything in particular in the minutes that are different from what was distributed to the Board prior?

PRESIDENT MYER: On the first item, there was a clarification as to Director Handy's abstention.

MADAM CHAIR GLEN: You didn't have a mic, but there was some clarification as to Director Handy's abstention explanation of her vote at the prior Board meeting.

Do any other directors have any other questions, changes or corrections to the proposed minutes?
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If not, I request a motion to approve the minutes of the June 15, 2014 Board of Directors meeting.

BOARD MEMBER: So moved.

MADAM CHAIR GLEN: Thank you.

Second?

BOARD MEMBER: Seconded.

MADAM CHAIR GLEN: All in favor?

(A chorus of ayes.)

MADAM CHAIR GLEN: Opposed?

The minutes are adopted.

So again, I would like to do something that's a little bit unusual, but we will take public comment today with respect to the other items that are on the agenda for today. And we are going to do three at a time.

As I said, representatives of elected officials and/or elected officials who are not Board members -- they will have their opportunity to speak to the
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resolutions when we vote on them --
are invited up first.

The first speaker is Andrew
Gounardes -- I hope I said that
correctly -- from the Borough
President's office.

MR. GOUNARDES: Hi, good
afternoon, everybody. That's loud.

Good afternoon. My name is Andrew
Gounardes. I here on behalf of our
borough president, Eric Adams, to
read a statement on his behalf.

He wants to thank the Board of
Directors of Brooklyn Bridge Park for
allowing us to speak this afternoon.
He also wanted to congratulate Regina
Myer, President of Brooklyn Bridge
Park Corporation, on two recent
milestones, the long-awaited Pier 2
courts and roller rink open to great
acclaim, and the old pilings on
Pier 4. Park visitors can now find a
sandy beach and bird sanctuary to
enjoy.
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Clearly, Brooklyn Bridge Park has exceeded expectations in its success as an amenity for not only Downtown Brooklyn area neighborhoods, but for New York City as a whole.

In fact, when the borough president held his annual Brooklyn Day Celebration this past June in Pier 2, families traveled from as far as away from Canarsie to attend.

That being said, the general park plan has yielded a park that is almost 75 percent complete and has been widely acclaimed. The park, being built in accordance with the GPP, has been truly successful and there is no need to restudy or redesign the park at this time.

Moreover, the park's funding mechanism has also been very successful. Four out of the five development sites have already been leased with several currently under construction. The last site, Pier 6,
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is in the review process with an RFP released this spring now under review.

Together, these developments sites will successfully fund Brooklyn Bridge Park's maintenance and operation expenses and capital reserves in perpetuity. This is a great accomplishment that means that Brooklyn Bridge Park will not be relying on scarce public monies from the general fund.

I look forward to working with Brooklyn Bridge Park Corporation on the completion of the park. A completed Brooklyn Bridge Park will not only promote physical exercise and healthy living for all of our borough's young people, families and seniors, but will also provide all of us with an opportunity to connect with nature in the city and the ebbing and flowing tides of the East River. Thank you.
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MADAM CHAIR GLEN: Thank you.

Dave Ramsey, you could also, if you have an affiliation, please read it for the record.

MR. RAMSEY: Good afternoon, my name is Dave Ramsey. I am a painter and born and bred Brooklynite. I actually live a few short blocks from Brooklyn Bridge Park. I am here representing Build Up New York City, an alliance of more than 200,000 hardworking men and women committed to responsible development in New York City.

You should be familiar with our coalition by now. For the first two years, we have come in front of this Board urging you to commit to take steps that would lead to responsible development within the park.

As we have repeatedly stated, we believe private projects in this public park should be built and operated by companies with a proven
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record of upholding high safety
standards, respecting the law and
providing families sustaining wages
and benefits to their workers.

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

Finally, we have repeatedly
raised the issue of environmental
responsibility. Projects built on
the waterfront in our flood zones
should be built to withstand the
impact of rising sea levels and other
conditions associated with climate
change.

The Board is relying on an
environmental impact study that is
nearly a decade old. It was written
before Hurricane Sandy and before the
flood emergency zones were modified.
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We have raised these concerns about the Pier 1 development under the past administration, and now you have a chance to remedy the situation on Pier 1 and handle the Pier 6 proposed development in a responsible manner that are responsive to the community concerns expressed in the past Board meetings. Thank you.

MADAM CHAIR GLEN: Thank you.

Maria Espinal and then Alan Washington and Andrew Steininger, queue up.

MS. ESPINAL: Good afternoon, my name is Maria Espinal. I am a construction worker. I have lived in Brooklyn for most of my life. I am a Brooklyn homeowner. My daughter and grandchildren live in Brooklyn.

I love my hometown and therefore, I am here because our Brooklyn society here is very personal to me. I have been active with Build Up NYC, who I represent
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today, since the beginning. And for
the past two years, we have urged
this Board to adopt principles for
responsible development.

I must admit that I am pretty
tired of talking and having the same
conversation with Brooklyn Bridge
Park. The development of Brooklyn
Bridge Park should benefit every
Brooklynite. However, it seems that
only the desires of the wealthy
developers matter to this Board.

Two years ago, we asked you to
implement standards that would ensure
that companies awarded contracts to
build and operate in this park have a
proven track record in putting the
well-being of its employees ahead of
its profits.

We believe the Pier 6 project
will be yet another opportunity for
the Board and the City to commit to
responsible development. We were
pleased to see that the Pier 6 RFP
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included requirements for developers
to show a proven track record of
labor harmony on previous projects.

However, with the deadline for
proposals having passed, I am
concerned because it is still unclear
how the Board will evaluate a
developer on this key provision. Nor
is it clear if we, the community,
will even have an opportunity to know
who the developers who submitted
proposals are before a decision is
made.

Will there be transparency in
this process? Without a clear
outline of the evaluation process and
transparency, what assurances does
the community have of proper due
diligence on this key provision?

Also, I wanted to bring up on
the environmental concerns. New York
has taken environmental concerns
seriously, especially post-Sandy.

(Timer dings.)
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We urge that the Board complete a new environmental impact analysis before the award of any contract. And as a reminder, some of our members will be giving you some survival kits to help you take into consideration the importance of, you know, the environmental study.

Thank you.

MADAM CHAIR GLEN: Thank you.

Alan Washington.

(Applause.)

MR. WASHINGTON: Good afternoon, my name is Alan Washington and I am the director of real estate and planning at the Downtown Brooklyn Partnership. We are the not-for-profit local development corporation that serves as the primary champion for Downtown Brooklyn.

And as an LDC, our organization supports those initiatives that focus on the well-being of all of Downtown
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Brooklyn's constituents, our residents, workers, visitors and students.

Brooklyn Bridge Park has been a strong example of how public and private investment can work in harmony to create a successful neighborhood amenity that may not have otherwise been possible.

To that end, we support Brooklyn Bridge Park's future development plans and urge this process to move forward without interruption for two fundamental reasons.

First, the Brooklyn Bridge Park General Project Plan as written and approved has resulted in a project that is almost 75 percent complete and has universally been acclaimed. The park has welcomed millions of visitors since it opened in 2010, and currently welcomes over 50,000 visitors a day on the weekend.
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Revisiting the already-approved
and successful General Project Plan
of a near-complete project is, in our
opinion, unnecessary.

Secondly, the funding structure
as alluded to earlier allows for all
the development sites to truly
provide funding for the maintenance,
operation expenses of the capital
reserves forever.

This is an incredible
accomplishment. It means that
Brooklyn Bridge Park will not have to
rely on limited public monies to fund
ongoing operations.

Therefore, it is our opinion
there is no need to revisit the
General Project Plans and
modifications, since the Project Plan
to date has already created a
successful park that has exceeded
expectation and moreover has created
amenity that is available to all
New Yorkers.
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Thank you to the Board for allowing me to speak today.

MADAM CHAIR GLEN: Thank you.

Andrew Steininger followed by Abraham Rosado, and then Senator Squadron is here.

MR. STEININGER: Good afternoon, my name is Andrew Steininger and I am the vice president for economic development of the Brooklyn Chamber of Commerce.

And thank you to the Board, to the staff of Brooklyn Bridge Park for having us here today.

The Brooklyn Chamber has 1,800 business members in Brooklyn across the five boroughs in the Tri-State region, which makes us the largest Chamber of Commerce in New York State.

I am here to speak both on behalf of businesses that we represent to say that Brooklyn Bridge Park has unequivocally made a
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difference both in park-goers as well
as the surrounding businesses' lives
and their livelihood and their
ability to employ people and create
jobs for Brooklynnites.

So, the growth of this park has
been phenomenal as well as the
businesses that surround the park.
It has allowed people to build a
better Brooklyn.

So, the Chamber of Commerce, in
short, absolutely supports the plan
that was previously approved and that
has thoughtfully created a mechanism
for funding the park's development in
perpetuity.

So, I just wanted to thank you
for the opportunity to speak here
today and thank you, and we encourage
this plan to continue.

MADAM CHAIR GLEN: Abraham
Rosado followed by Senator Squadron
and then Doug Biviano.

MR. ROSADO: Good afternoon, my
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name is Abraham Rosado and I have lived in Brooklyn all my life. And I believe that everyone has a right and deserves good jobs and a chance, just as the Board, and a full opportunity to use the development of the park to help hundreds of people reach their dreams of owning homes, of sending their children to college and having doors open to make their own lives better and have a career. 

Prior to being a system coordinator for New York City Community Alliance for Justice, I spent almost five years working in construction as a hoist installer and operator for a contractor who believed in treating their employees poorly. Their only importance was getting their money. 

Through my work in the Alliance, I have committed to make sure that other hardworking New Yorkers do not face the same
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mistreatment and retaliation I faced
to provide for me and my family.

It's now time for Brooklyn
Bridge Park Board to do its part as
well. Set high standards for the
developments so that we can be proud
of our park. Raise the bar for the
rest of the city and make development
of Brooklyn Bridge Park the example
for every developer to follow.

A thoughtful development makes
every Brooklynite prouder to call
this our home. Thank you.

(Applause.)

MADAM CHAIR GLEN: Thank you.

Senator Squadron followed by
Doug Biviano, Chris Coffey and then
Carrol Turner.

SENATOR SQUADRON: Good
afternoon. First of all, thank you
very much for being here. The Board,
thank you everyone who is here today.
This is what a public discussion
starts with, this kind of engagement.
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I thank everyone for that.

I want to especially thank Deputy Mayor Glen for being responsive to the request made by myself and my colleagues, Councilmember Levin, Councilmember Millman, Congressmember Velázquez and Councilmember Lander to hold the meeting in the venue that allows more people to participate and to allow public comment to come first.

You know, this past weekend there was a story in the Times some people might have read about the battle over Brooklyn Bridge Park. Director Steve Cohen is quoted in it as saying, "The debate on this park is sometimes a little loud, sometimes a little raucous, but at the end of the day, it's necessary." I couldn't agree more.

Unfortunately, today is the beginning of that debate being taken seriously. And I think it is
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critical that it is not the end of
that debate and conversation being
taken seriously.

If there is one thing that we
have learned, it is that a whole lot
of people care a lot about this park
and a whole lot of people have a lot
of valid ideas and concerns about how
to move it forward. And that process
must proceed comprehensively.

To the underlying CAC
resolution which will be considered
in the next or second subsequent
agenda item, it emanates from the
long-term opposition of many members
of the community and every local
elected official in this area for
luxury housing in this park or any
park.

My opposition to housing in
parks shared by my local colleagues,
not just in Brooklyn, but along much
of Hudson River Park in Manhattan and
beyond, is based on the belief that
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over time, residential housing
undermines the ability of public
space to be truly and equitably
public, focused on the needs of the
overall community.

(Applause.)

Much of recent talk and the
article I cited earlier has been
about the introduction of affordable
housing into this plan. And let me
be clear. As a policy matter, if any
housing were to be built, it should
be affordable.

(Applause.)

The 130 affordable apartments
are a whole lot better than the 300
luxury condos. But I never believed
housing should be built in a park. I
want affordable housing in this
neighborhood and I want this park
built, and both are possible.

That's why I again urge the
Board and the administration to do a
comprehensive analysis of the park
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finances and environmental impact,
including regarding the LICCH site, to
achieve these dual goals within this
neighborhood.

(Appplause.)

We have seen time and again
that taking the time to discuss and
modify this proposal has a real and
lasting positive effect on the final
product of this park. I believe that
today, we will see that again.

Over the last year, the work
that my colleagues and I did to delay
and reduce housing through our MOUs
has created or accelerated the Pop-Up
Pool, this great park bridge, the
skating rink and here, too, some of
the most well-used and appealing
elements of the park to attract users
well beyond the local neighborhood.

While the conversation today is
and will be robust, to say the least,
I do think that, as I said before,
that stopping with today falls far
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short of a sufficient model for
community engagement. It also falls
short in providing assurances that a
truly comprehensive analysis, as the
CAC has called for, will proceed as
it must.

Here is why. The park has been
wildly successful beyond anyone's
expectations. That's my experience
when I go there with my son to swim
in the pool and the experience of so
many folks from every corner of
Brooklyn, every corner of the city
and around the world.

That very success, however, is
one reason to reevaluate the
proposal. The assumptions of park
use from ten years ago have, frankly,
proven insufficiently ambitious. The
real estate market, when we look at
the increasingly expensive real
estate market, there are two clear
conclusions.

The first, the immediate area
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needs more affordable housing; the
second, assumptions made a decade ago
about revenue from housing are way
off base. This GPP was devised under
a very different real estate market
as was the community alternatives to
housing that emanate from the one of
the MOUs of myself and my colleagues.

What alternative to luxury
condos are created by the real estate
market? What are the true financial
needs for a truly sustainable park
for generations into the future?

Sandy. There are significant
environmental and infrastructure
concerns about the Pier 6 project
relative to the floodplain. There
has been a five-fold increase from
flood risk since the EIS was
performed a decade ago.

I am a State Senator who also
represents the Lower East Side, and I
have seen some of the worst effects
of flooding and a failure to prepare
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firsthand in my district with my constituents. How do we know that this is being planned sufficiently absent a full, robust public process?

Long Island College Hospital.

I mentioned this before and I know it's something that the administration is acutely conscious of, as is the entire community. The grim reality of the LICH site across the street is that there is a good likelihood that there will be luxury condos included in the final plan.

The closure was certainly not contemplated a decade ago, and the outcome there fundamentally impacts this project when it comes to community use, when it comes to affordability, when it comes to the park itself.

Schools.

(Appause.)

MADAM CHAIR GLEN:

Senator Squadron, I just remind you
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we have only a certain amount of time
allotted for speakers, so I do want
to be sensitive that your
constituents have an opportunity to
speak as well.

(Shouts from the audience.)

SENATOR SQUADRON: Please,
please, please, please. I appreciate
that and I hope that whatever time I
go over will be extended at the back
end, and I thank the Board members
for those extra seconds.

(Appplause.)

Schools. Over the last nine
years, the schools in the surrounding
area have become more and more
overcrowded to the point that the
locally-zones school PS 8 this coming
year has had to do away with its
pre-K program at a time when we share
the ambitious and extraordinary goal
of expanding pre-K everywhere. The
school's picture is fundamentally
different than it was nine years ago.
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Fair labor. We have a new
citywide focus on fair wages and good
jobs and smart labor. That is
something I share as well. Yet it
seems that this Board continues to
miss the opportunity to ensure
prevailing wage, worker safety and
the kind of high quality that we know
is in the long-term interests of the
entire city.

With that, I look forward to
the continuation of this conversation
both today and beyond today, both
publicly and privately in a way
that leads us to answer any questions
that I have raised today and leads us
to a plan where this park and this
community can meet our difficult dual
objectives, one of the most
extraordinary, truly public open
spaces in the city or the state, a
completely sustainable funding model and
more affordable housing within this
immediate neighborhood that ensures
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more people can enjoy the fruits of
everyone's labor. Thank you.

(Applause.)

MADAM CHAIR GLEN: Doug

Biviano, Chris Coffey, Carrol Turner,

Angela Mew and then we will resume

our regular business.

MR. BIVIANO: Thank you,

members of the Board. Thank you to

members of the community and greater

Brooklyn coming down.

My name is Doug Biviano. I am

a neighborhood candidate for

Assembly. I am also a father of

three and I lived here in the

neighborhood in Brooklyn Heights. I

am a man of modest means. So, the

park is a create amenity for us.

But the reality of the park,

unfortunately, is that when we go
down there after school or after

work, it's often overcrowded,
especially on the weekends. There is

no open space. There is no grass.
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Kids can't even kick the ball.

(Applause.)

We can never get on the fields.

We usually play between the two soccer fields, and we usually get in the way of the games and people chase us away. So, often we go home disappointed.

But I digress, because that's not the real issue what is going on with condos in the park and why they are going to take up the last bit of open space we have there. And we should utilize and maximize every bit of space for people who use the park.

(Applause.)

The real problem is that our elected officials have no respect for the voters.

(Applause.)

They have been stringing us along for about 15 years now. I could spend hours talking about the consultants behind our elected
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officials, but particularly there is
one named BerlinRosen, also James
Capalino, and there is also George
Arzt. Our elected officials use
these same people as consultants that
the developers did. It's one big
backroom circle. They discuss
strategies.

(Applause.)

The truth has to come out. We
issued a press release --

(Timer dings.)

-- talking about this. I think
this is important enough to give me
one more sentence. May I have a few
more seconds?

MADAM CHAIR GLEN: Yes, five
seconds.

MR. BIVIANO: Go to my website,
dougbiviano. I will also hand out
the press releases. But you have to
understand the very candidates who I
race on the ballots with also use
these consultants. And when they do
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that, they do not respect you, the
voter. You are shut out from these
big decisions.

Now, I hope the Board takes
this into consideration and everybody
in this community in greater
Brooklyn. This is not just about our
neighborhood.

MADAM CHAIR GLEN: Thank you
very much. We need to move on.

MR. BIVIANO: Dougbiviano.com

for the press release.

(Applause.)

MADAM CHAIR GLEN: Chris
Coffey, Carrol Turner and then
actually apparently we have time for
two more, Michael Crane, Sandy
Balboza. I hope I got that correct.

MR COFFEY: Hi, Board, and
thanks for having me. My husband and
I live in Cobble Hill. I am honored
to serve on the Board of Brooklyn
Bridge Park Conservancy. We love
Cobble Hill and we love this park.
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And because we love it so much, we
want to do all we can to plan for its
future needs and keep Brooklyn Bridge
Park on track.

Every day we are in the park,
we can see its success. With so many
different neighborhoods in the city,
Brooklyn Bridge Park is bustling.

Neighborhoods across the whole
borough have made Brooklyn Bridge
Park their home. It's truly a place
for all Brooklyners and all New
Yorkers.

BBP has been more successful
than anyone else could have possibly
envisioned. As its stewards, we have
an obligation to make sure we do
everything we can for its future.

We have to ensure for years and
years to come the park is a place to
explore, to discover, to relax, to
study, to play, for our children, our
grandchildren and theirs.

Stopping the progress made by
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so many people who have fought so

hard to make Brooklyn Bridge Park a

reality risks that very future. We
cannot and should not go back.

Nobody loves the idea of any

housing anywhere near a beautiful

park, but everyone remembers that in

order to build it in the first place,

the community agreed that it would be

self-sustaining. That was in 2002

and again in ’06.

We also recognized that this

limited development gives us 85 acres

of beautiful park. And there is

simply no other sound method of

paying for this park.

As someone who worked in city
government for over ten years, the

idea of relying on the city budget

process to fund 12 to $15 million a

year for years and years to come is
terrifying. The level of funding at

best would be a role of the dice, and

at worse, would be left without
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resources to support the park.

New York City is the greatest
city in the world. I believe in
New York deeply, as deeply as I
believe in anything else. After the
Depression, World War II, the city
got to work building affordable
housing in record numbers.

After the financial crisis of
the '70s, we built more affordable
housing than the city has ever known.
After the terror attack, 9/11, we
built 160,000 units of affordable
housing. And today to continue --

(Timer dings.)

-- everything we can to make
this city more affordable, more
equitable, even better, we are in the
eyear stages of a noble plan to build
200,000 units of affordable housing.

And so, what is the burden we
are asked to pay? 100 or 150 units
to keep making New York stronger.
Not only is it the right thing to do,
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but at this moment, also

quintessential for our park. Thank you.

(Shouts from the audience.)

MADAM CHAIR GLEN: Carrol Turner.

MR. TURNER: Hi, good afternoon. My name is Carrol Turner and I have been living in Brooklyn for the past ten years with my family. The Pier 6 project in Brooklyn Bridge Park provides an opportunity for the city and BBP Board to bring safe and good jobs to the community of Brooklyn.

However, longstanding concerns about the Pier 1 development in the park have been ignored. With the developers selected for the Pier 1 project, the Board failed to consider their responsible practice of developers and the subcontractors. Some of those contractors have a well-documented track record of
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irresponsibility and dangerous and
even illegal practice and threats to
the public and workers alike.

In fact, on June 5th of this
year, the NYC department, DOB, fully
shut down the Pierhouse project after
a worker reportedly fell from
15 feet. According to the DOB, the
project did not have the proper
barricades. However, the DOB lifted
the stop-work order on June 9th.

Our concern still remains. As
the new development is proposed for
the work, the Board has yet to commit
to the standard that will keep
workers and community members safe.

Construction work is dangerous.
I am a worker for the past 13 years.
I have worked at U.S. Crane and
Rigging and can speak first of how
dangerous construction is. I have
had fingers crushed and broken. I
have fallen on the job.

But even after my injuries, my
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employer still does nothing. It's
worth training me and my co-workers
to be safe at work. It is critical
that the Board and the park select
developers that can prove that their
past record ensure good and safe jobs
for our community. This includes at
least paying prevailing wages --
(Timer dings.)

-- and training and apprentice
requirement for the safe treatment of
our workers. Thank you very much.

MADAM CHAIR GLEN: Thank you.

(Appplause.)

Michael Crane, Sandy Balboza
and we may have time for one last,
Alexandra Bowie, and that's really
it.

Michael Crane, yeah, Sandy
Balboza and then Alexandra, I think.

MR. CRANE: Hi, my name is
Michael Crane. Can you hear me okay?
I first joined the Board of Brooklyn
Bridge Park Conservancy back in 1999.
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Back then, I also sat on the Development Corporation Board. It's nice to see some of you today.

And I was the president of the DUMBO Neighborhood Association. I grew up in Brooklyn Heights and I live with my family in DUMBO now and I have my office there.

I am glad this Board is having this meeting and allowing the public commentary to happen at this part of the meeting. Thank you for the opportunity to speak today.

We seem to have forgotten the fact, as one of the earlier speakers mentioned, that the City and the State actually came together to fund the creation of Brooklyn Bridge Park in the first place was and remains a wonderful thing.

However, both entities made it clear from the beginning that the new park would have to be self-sustaining, which is a key fact
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and one some people think of
one-sided. It is a tradeoff. Life
is full of tradeoffs.

The park's self-sustaining plan
is necessary to keep the park safe
and beautiful both now and in the
future. We have all seen what
happens to city parks when there is
no funds to maintain them, and it's
not pretty.

This issue was discussed at
length during the years of park
design, programming and planning
process. And the community agreed
the park would be self-sustaining,
even though it was a compromise.

My main point this afternoon is
that limited residential development
is giving us a beautiful 85-acres
park, one that we would never
otherwise have had. And yes, the
park needs to be maintain, and yes,
that costs money.

The two Pier 6 sites of the
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last development sites are less than
one quarter acre each. The sites
have been in the plan since 2005.
This is not the time to discard an
incredibly successful plan that has
built and is building such a
well-loved and clearly much-needed
park for all New Yorkers.

There is no alternative source
that is viable to operate this park.
The park should move ahead as planned
to complete its funding base so that
the park can become and then remain a
great park for all New Yorkers.
Thank you.

MADAM CHAIR GLEN: Sandy
Balboza.

MS. BALBOZA: Good afternoon,
and I am Sandy Balboza. I am
representing the Atlantic Avenue
Betterment Association on the
Brooklyn Bridge Park Community
Advisory Council, known as at the
CAC.
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The CAC has now passed two resolutions requesting of you review of the 2004 or 2006 General Project Plan along with public hearings not excluding ULURP.

This is a reasonable request. There is a new opportunity for the new administration to review the 2006 General Project Plan now, ten years later, almost. I had 2004 before, okay.

In 2006 the park was not opened when the General Project Plan came about. 360 Furman Street was vacant. Nobody was living there. Now in 2014, residents of One Brooklyn Bridge Park are expressing concerns in 2014, there is a new plan to include 30 percent affordable housing on Pier 6 which was not in the original plan.

And the original plan isn't even this plan. The original plan was a community plan with no housing,
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which was thrown out in 2004. So, we
don't have time to talk about that,
but some of the statements have been
misleading about the plan.

There is a recent report from
the Downtown Brooklyn Partnership
recapping the area's growth over the
last decade. That should be looked
at. Everybody knows there are towers
all over the place, residential
hotels, commercial and bringing lots
of people who need public open space.

The marina was going to be
revenue-neutral in 2014, and now will
pay --

(Timer dings.)

-- a substantial fee to the
park. In closing now, I urge the
Board to vote to review the General
Project Plan and hold public hearings
on not excluding ULURP.

And also, as State
Senator Squadron talked about, there
are alternatives that were not
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studied in the study of alternative
to housing, and that needs to be
looked at. So, we have a lot of work
to do ahead of us to get the best
public park that we can get.

(Applause.)

MADAM CHAIR GLEN: Thank you.

Alexandra Bowie?

MS. BOWIE: Good afternoon,

Thank you. My name is Alexandra.

MADAM CHAIR GLEN: Sorry.

MS. BOWIE: I am the President
of the Brooklyn Heights Association.

For 30 years, the BHA has been
engaged in planning for and advocacy
around Brooklyn Bridge Park. And we
are thrilled with the park's success.

The BHA has stated in the past
and continues to believe that in the
absence of a government funding
commitment, housing is the best
option to provide the funds necessary
to build and maintain Brooklyn Bridge
Park.
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A lot of people have listed a lot of reasons today, and I will add just one. The additional eyes and ears on the park during the day and overnight make the park safer and more welcoming for everybody.

If the park must be self-funded, we continue to believe that the development of the park for housing is the best way to ensure the park is completed and has the funds it needs for maintenance. Thank you very much.

MADAM CHAIR GLEN: Thank you very much.

So, as I stated at the beginning of the meeting, what I would like to do now is return to the agenda, and then to the extent the time allows at the end, we can continue to take public comment.

But we do have official Board business. So, if everybody on the Board will now return to the Board
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book.

UNIDENTIFIED SPEAKER: Excuse me, Deputy Mayor, I was on the list to speak and I represent a number of people.

(Appplause.)

UNIDENTIFIED SPEAKER: I would like to have two minutes.

MADAM CHAIR GLEN: I'm sorry, because then everyone will feel the same way. We will try to reserve time at the end for additional comment, but the Board has got to take up official business in the allotted time.

We are now returning to the next agenda item. The second agenda item is a discussion of, I believe it's 2, Brooklyn Bridge Park Community Advisory Council Resolution.

To refresh the Board's recollection, this was placed on the agenda at the request of Mr. Raskin.
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BBP staff has included material regarding its recommendation in your Board books in anticipation of Mr. Raskin's motion.

I would remind everybody the resolution in front of us is not to approve any project or lease that may come in front of the Board at this time or any other later time.

Comments received today will, of course, be considered by management and the Board and as we continue this process.

Ms. Myer, what is management's recommendation with respect to the items?

PRESIDENT MYER: Just some background, as we discussed at the last Board meeting, the background on this item was, as we discussed at the last Board meeting, the May 27th CAC meeting, the Brooklyn Bridge Park Community Advisory Committee voted to adopt a resolution, which is in your
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Board book.

Further, at its July 22nd meeting, a second resolution was passed by the CAC which urged us to engage in a full-scale public review of the existing GPP.

As you have read in your book, the staff of the park has carefully considered each of these proposals and believes that it would be neither appropriate nor in the best interest of the park, the City of New York or the community for the Board to direct this requested review of the General Project Plan for the Brooklyn Bridge Park Civic and Land Use Improvement Project.

The General Project Plan was the result of decades of extensive planning, design and community participation. Park construction has steadily proceeded under the GPP to resounding success, and is now nearing completion.
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Since opening its first section in 2010, this award-winning park has become a cherished public open space for a diverse range of communities across the city.

Currently, approximately 72 percent of the park has been built or is under construction using the substantial financial contributions by both the City and the State of New York on the commitment that small areas designated as development sites would fund the maintenance, operations and marina infrastructure of the park.

Moreover, the park's financial model has proven itself to be sound. Four of the five development sites have been leased with three of them complete or currently under construction. And the park is in the process of reviewing proposals to activate the fifth and final development site.
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Together, the sites located at
the edges of the park and
representing less than ten percent of
the area under BBP jurisdiction are
projected to completely fund the
maintenance and operation expenses of
the park.

With respect to the development
sites located on the Pier 6 uplands,
BBP staff and BBP's environmental
consultants will undertake an
analysis of the potential
environmental impacts of the proposed
development to determine whether a
supplemental environmental impact
statement would be required.

That analysis will be
undertaken in accordance with the
State Environmental Quality Review
Act, its implementing regulations and
the City's Environmental Quality

This effort will analyze all
potential environmental impacts of
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the proposed Pier 6 development
including potential impacts on
schools, transportation, traffic and
open space.

The results of this analysis
will determine whether an SEIS is
required. The analysis will include
any modifications to the GPP that may
be required in light of the responses
to the Pier 6 RFP.

This analysis and, if required,
any SEIS will be completed before the
Board of Directors is asked to take
any action with respect to the
development sites on Pier 6.

MADAM CHAIR GLEN: Regina, does
that conclude management's report
with respect to this item?

PRESIDENT MYER: Yes, it does.

MADAM CHAIR GLEN: Thank you,

Regina.

While the Board will generally
continue our practice of voting on
recommendations given by staff, given
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the high interest level with respect
to this topic, I am willing to
entertain a motion.
I suspect Director Raskin is
prepared to make such a motion on
this matter.
MR. RASKIN: Yes, thank you.
So, at the last meeting, I,
representing Senator Squadron, as
well as other colleagues on the
Board, made a motion to request that
the Brooklyn Bridge Park Corporation
consider the resolution of the
Community Advisory Council, making
the point that the Community Advisory
Council really is a broad-based
representation of the community and
felt nearly unanimously that it's
time for this park to review the plan
for Pier 6 comprehensively.
In the context of this
development and in the context of --
I don't need to review it.
Senator Squadron went it over it, and
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I represent him on the Board.

Since that time, as you know, the Community Advisory Council has made another resolution that Senator Squadron, Assemblymember Millman and City Councilmember Levin and Councilmember Brad Lander requested that we take up.

So, in response to, twice, the request of the Community Advisory Council as well as the request of all the local elected officials representing the community, I do move that we take up the recommendation of the Community Advisory Council and conduct the comprehensive review as discussed in the Board package.

(Applause.)

MADAM CHAIR GLEN:

Councilman Levin, are you seconding the motion.

MR. LEVIN: I second the motion by Director Raskin.
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MADAM CHAIR GLEN: Thank you.

So, do you or any other Directors have any questions or wish to discuss or make any statements in connection with this resolution?

Councilman?

MR. LEVIN: I do, Madam Chair.

My colleagues, I encourage you in addressing this issue, and as you can see by the really robust turnout and community interest in this matter, I encourage you to look at this in a common-sense fashion and acknowledge that no development, whether in a park or otherwise, exists in a vacuum or happens in a vacuum.

We as the City generally abide by ULURP process by which we allow for new development. And in that process, not only do we have an EIS, but we have an extensive public review process and input so that we are able to adequately address issues
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like transportation impact, like
healthcare impact and school impact,
environmental impact.

So, there is three issues very quickly I want to address. First is schools. If you look at the zone right now for where Pier 6 development is, it's in PS 8's zone. PS 8, as Senator Squadron acknowledged before, had to do away with its pre-K this year because of space constraints.

If you look at the development sites that are happening and have come on line since the time that this general project plan was adopted, we have got Pier 1 in Brooklyn Bridge Park. We have John Street in Brooklyn Bridge Park, Dock Street in DUMBO, numerous development, private development sites in DUMBO and in Brooklyn Heights.

There is the pending issue of Brooklyn Public Library site on
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Cadman Plaza. That will also be in PS 8's zone. This is all in the zone for a school that is already overcrowded.

So, if we are going to add population which is what we are doing here and we are doing all these development sites without an elementary school -- that's a public right to have an elementary school that's not overcrowded -- then we have to address that issue.

And so, we can address it through this process. This is the process that is before us. But a lot of these development sites aren't, as of right now, but they are going to add people.

They are going to add children to that zone. And unless we have a way to deal with it, we are going to see major, major problems down the line. So, I encourage us to deal with it now.
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With regard to environmental impacts and as Senator Squadron made reference to the floodplain, I came out the day after Sandy and went over to 360 Furman Street and saw the impact firsthand.

You had two floors of boiler rooms, electrical equipment underwater, totally submerged. You had, there was a fire there that could have -- it didn't get out of hand, but it could have gotten out of hand.

And so, that's a significant impact. It didn't get a lot of acknowledgement because there are a lot of other parts of the city that got hit worse. But One Brooklyn Bridge Park had, like, 20 feet of submerged electrical and other infrastructure equipment that was totally submerged underneath the East River.

And then lastly, looking at the
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issue of finances, the financial
picture has continued to evolve with
regard to this development site. I
mean, I refer to the park as the
development site. That's what it is.
This is a development corporation.
It's a development site.

And the financial picture has
evolved over the years since the GPP
was adopted. And we need to continue
to update that so that we are not --
this park needs to be
self-sustaining. Everybody agrees to
that. Nobody is dissenting from
that.

But we should only be raising
the revenue that we need and not
doing it just for development's sake.
So, that needs to be ongoing.

(Appplause.)

And I think it's appropriate at
this time where we are at this stage
and it's ten years down the line that
it deserves another look. We owe it
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to ourselves and to the public to be
open, candid and transparent about
all of this. Thank you very much.

(Applause.)

MADAM CHAIR GLEN: Thank you.

If any of the Directors would
like to speak to the resolution?

Mr. Gutman?

MR. GUTMAN: Yes. First, I

just want to say one word to these
adorable children who are sitting in
the front and tell you that we are
glad that you love the park and we
are delighted that you are here
today. And you are the reasons --
you are the reasons we built the
park.

And the grownups may have
disagreements about some things in
this room today. But seeing your
smiles, actually, this is it. I
mean, a lot of us have been working
on this a long time when our kids
were your age. They are now grown
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up.

But what we are talking about today is how to make sure this park is as beautiful as it is and gets finished not just for you guys, but for your little brothers and sisters and your kids some day. So, that's what it's about. So, thank you for coming.

Look. First, the proposal, the motion, the two motions are to revisit the GPP. And I have been asking, and I have not been advised of any situation in which, in a situation where the plan was successfully executed and almost finished as ours is, producing a beautiful park, and the financial model worked, any entity went back and said, okay, we are going to go revisit the entire GPP from soup to nuts.

That's not a modest proposal.

That's a radical proposal and it's
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one entirely, I believe, unjustified
given the circumstances.

Second, there is a suggestion
that we haven't had an open and
robust and transparent dialogue on
the issue of the financial model of
the park or that the debate begins
today. I think that ignores several
decades of history.

The debate over the financial
model for this park started in the
1980s. And there are lots of people
who have strongly-held views and good
faith that conflict with each other
about whether it's more important
that the labor building the projects,
the appropriate unions are subject to
the appropriate standards, that the
buildings be small or that there be
no buildings at all.

But all of these viewpoints
have been aired and we have been
debating this issue for years, for at
least a decade.
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Senator Squadron and others of our elected officials and many, a number of the people in this room has been steadfastly and articulately arguing that housing should not be part of the financial model.

One of the reasons that the project has been delayed and that we are now looking at refreshing some of the data is because Senator Squadron negotiated an extension, a delay of the process by a couple of years to explore alternatives. The alternatives were explored. They didn't materialize.

So, I don't think there is a new issue that has been raised here in terms of the project or new arguments that haven't been made and argued and fought out in public and in private.

I have known many of the people in this room for a very long time and I urge many people to bear in mind
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the fact your viewpoint doesn't prevail doesn't mean that you weren't heard and your viewpoint wasn't considered, because that's simply not the case here. The viewpoints have been heard and they have been considered.

Now, in terms of external considerations and the fact that the world is constantly changing, and perhaps that requires us to take another look at some of these things, I commend Regina and the staff for what they -- I mean, this may have gotten lost in what was going on here today.

But Regina announced that the staff is going to look at all those factors and in consultation with some world-class environmental counsel, et cetera, are going to advise the Board concerning what things have changed, all of the issues that people have referred to, what things have
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changed, the impact that has.

And if necessary, we will file

a supplemental EIS, because I think

everybody on this Board agrees not

only we should do the right thing

here, but that we should do it in the

right way. And all of us are

committed to doing that. That is the

external considerations.

But in terms of the project

itself, the only thing that has

changed since it was proposed, made

it through hearings, challenged

unsuccessfully in litigation and

approved is the inclusion now of

affordable housing. That's the only

thing in terms of the project itself

that has changed.

(Shouts from the audience.)

It is. The only thing in terms

of the project itself is that some of

the people living in that building

will pay less for their apartments

and will be less --
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(Shouts from the audience.)

And it was 31 stories when approved. And that's the one thing. And that was all publically discussed and dealt with years ago. And that, that's the only change.

And it's great that everybody today says that they are in favor of affordable housing, and I think they should be. I think it's important for the city and it's important for the park --

(Shouts from the audience.)

MADAM CHAIR GLEN: Please.

MR. GUTMAN: It's important for the city and it's important for the park that that be done. So, for all of these reasons, again, I am not unsympathetic to the arguments.

There are people here who think it should it should be shorter and squatter and not too tall, and all of them can't be accommodated because they conflict with each other. And
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we are happy to deal with all of that
as we consider the plans and the
proposals that have come in.

But the notion that the answer
is to go back and start over by
reviewing the GPP, I think is not a
way to maintain this park and to
preserve it for these wonderful
children and those that will follow.

MADAM CHAIR GLEN: Thank you.
Are there other Directors that
would like to speak?

Director Wells Handy and then
Director Witty?

Please, I would ask people to
show some respect to the Board and
let them speak.

MS. WELLS HANDY: Good
afternoon. It's Edna Wells Handy
without the hyphen. Thank you.

The record reflects that I
abstained last time from voting
because I did not feel prepared to
make a decision on the motion. Since
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that time, I have had opportunity to
hear both sides or the multiple sides
of this issue and feel comfortable in
makings a vote now.

As a lawyer, I was particularly
interested to find out what precedent
existed for reviewing a GPP at this
stage in the development of a
project. And so, I would just like
staff to state for the record the
answer that was given to me because,
while not for some people
dispositive, it was persuasive.

MADAM CHAIR GLEN: So --

PRESIDENT MYER: I think the
question --

MADAM CHAIR GLEN: We will get
it from general counsel. Just trying
to get the right person to answer the
question.

MR. LOWIN: Hi, I am David
Lowin, vice president of real estate
for the park. We had reached out in
response to the question that Board
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Member Handy raised to ESDC and asked them if, in similar circumstances -- ESDC is the State entity that does general project plans in New York State.

We have asked them if they have ever come across a project in a similar circumstance such as this where either the project was nearly complete, where it had been completed to resounding success, where there were no outstanding questions as to whether the project was being successful or there were financial commitments, whether there had ever been a situation where there had been a stop and a revisiting of the General Project Plan at that time.

And the answer was -- and this is coming from a staff member at ESDC who had been there for about 20 years -- that there was none to her knowledge that she had ever encountered before.
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MADAM CHAIR GLEN: Are there any other questions or comments for Ms. Wells Handy?

I think Joanne was next, then we can go back to you, Mr. Raskin.

MS. WITTY: Is this on? I am Joanne Witty and I was the president of the local development corporation that created the 2000 illustrative master plan.

And I can attest to the fact that we had 15 members of the community, volunteers on that board that came from Cobble Hill and Carroll Gardens, Vinegar Hill, DUMBO, Brooklyn Heights. They came from all of the neighborhoods surrounding this park.

And even at that time, they had very different ideas about what this park should be. And we spent two years working together as that group through a very extensive public planning process where we brought
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literally thousands of people from many, many different locations all over the borough to talk about these issues. And at the end of that process, we all came together around the 2000 master plan.

Now, people have referred to that because it doesn't have housing in it and they say why can't we go back there? And the answer to that is because that was a consensus plan that was a concept. It was not a plan that could be built. It was a concept and it was a great victory that we all came together around it. And it was that consensus that allowed the government to feel comfortable that they could actually build this park. It was something that the community really wanted and it would be a great benefit for everyone.

Thereafter, of course, that plan went through many stages as we
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learned more things and we learned
about things that could not go on the
piers because they were too heavy.

We learned about bulkheads that
were falling down and it was too
expensive to rebuild them. We
learned about how much money it costs
to maintain the pier structures. We
learned many, many different things,
including how much it was going to
cost to maintain this park.

Once we knew how much it was
going to cost to maintain this park,
we had to figure out how we were
going to pay for it, because there
was no park without the mechanism to
pay the maintenance. That was part
of the deal.

So, the notion now that has
been put forward that we have housing
in the park, that's a little
disingenuous. I heard that word, and
that's a little disingenuous. And
the Court actually agreed with us
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that that was disingenuous when they
decided that we could, in fact, have
these projects in the park to provide
the maintenance costs.

And the Court said there is no
park. These two things are
inextricably tied together. This
land was rundown piers and parking
lots and that's the way it was going
to stay unless it's owner, the Port
Authority, decided to do something
else with it, which was one of the
reasons that the communities came
together around this plan, because
they didn't like the alternative.

The Port Authority was going to
load up the site with housing and no
one wanted that. So, the community
came together around a park and they
made the tradeoff. And this is all
about tradeoff and compromise. They
made the tradeoff that they were
willing to accept, at that point, 20
percent of the land devoted to
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revenue-generating uses.

This plan that we are building
has less than 10 percent devoted to
that. It's unfortunate that the
ideal is not always achievable. In
fact, it's almost never achievable.

What we have here is an amazing
plan, an amazing design by people who
put their heart and soul into
creating a wonderful place, not just
a park, but a place for Brooklyn and
other people in the region and
tourists, for people to come to and
really feel like it was their own.

This park has already become an
icon and people are now complaining
it's too crowded. Should we not do
the park because it's too crowded?
That makes no sense.

(Shouts from the audience.)

Wait, excuse me.

So, what should we do here? We
could let the piers fall in the
water. That doesn't seem like a good
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idea. We could say never mind. We shouldn't have done the park. But you know what? We did the park and the park is 70 percent done.

And when you make a bargain in life and say I want something; I am willing to make a deal, you can't go back afterwards when you have the thing you wanted and say, you know what? I changed my mind. I don't like that anymore. I don't want to pay for it.

And that's really the way I see this, because there would be nothing there without the housing. This, the housing on Pier 6 is part of a larger issue. It's not freestanding. We are not deciding now whether we want to have housing on Pier 6 or not.

We are deciding whether we are going to follow through with a plan that included all of it. All the park you see now, all the park that's still coming and the housing and the
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Tobacco Warehouse and the Empire Stores, all of it is a piece. You can't pull it apart.

And when people say, well, we need to reopen it; we need to look at it again because things that we thought were true weren't true, things are worse and so, we have to go back and look at it again, to that, I would say when Daniel Squadron was elected the senator from this district, he asked for that and he got it.

We had a whole new process to look at alternatives to these housing projects that we had already selected that would provide alternative revenue so we wouldn't have to build on Pier 6 and also on John Street.

And we looked at many, many, many different things. The report is on our website. You can look at it. You can see what was considered.

At the end of that -- but, but,
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one of the conditions that the City
made was that they would not allow
any other alternative to be a revenue
they were entitled to get, except
that we said give it to us instead.

So, when Daniel didn't like the
results of this report, he said, but
wait: What about the Witness
housing? And the mayor said, okay, I
understand why you think that might
be another source. And it's kind of
close to the park.

So, the problem is, we don't
control the Witnesses. We don't know
what they are going to do. We don't
know when they are going to do it.

So, we will make a deal with you that
says that if something happens that
requires -- if they sell them, if
they require rezoning, we will try to
bring them into the park plan and we
will try to capture the revenue. But
we can't wait forever.

And he made an arrangement. It
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was agreed to by everybody and we
waited to see what would happen.

The time elapsed. There were
transactions. The Witnesses sold
buildings, but they didn't require
rezoning. They were all for
commercial use. There has not been a
transaction by the Witnesses that
would qualify.

So, now what does Daniel say
and Steve? All the elected, what do
they say? They say, well, wait a
minute. There is something else out
there. There's LICH. Okay, so now
we are going to tie our story to LICH
and somehow, that will be the silver
bullet that will avoid the housing on
Pier 6.

How long does this go on? What
this is about --

(Shouts from the audience.)

No, no, no, no, no, I'm sorry.

What this is about, we have --

(Shouts from the audience.)
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MADAM CHAIR GLEN: I would ask members of the audience to let the director finish her statements, and I want to make sure Director Raskin has time to speak and then we can take up the item. There is a motion on the floor and we will continue with our business.

MS. WITTY: I'm sorry, but I think there are a lot of people who perhaps --

(Shouts from the audience.)

MADAM CHAIR GLEN: Joanne, why don't you finish your remarks and as the time allows, John will also make a statement.

MS. WITTY: I just urge people to actually study what happened here and think hard about what in life they have been involved in that doesn't require some sort of compromise and tradeoff, inevitably.

MADAM CHAIR GLEN: Thank you.

Director Raskin, would you like
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1. to make a statement? Then we can
2. move on with the agenda.
3. 
4. MR. RASKIN: Yes, absolutely.
5. Originally, I was going to make
6. the argument for why we should do
7. this and why we should reopen. I
8. think that Senator Squadron really
9. made those points and
10. Councilmember Levin actually echoed
11. some of them.
12. 
13. I think there is a number of
14. reasons including the impact of the
15. LICCH development including the school
16. crowding before, including the impact
17. of Hurricane Sandy and what we know
18. now. There are a myriad of reasons
19. why it's time to review this park
20. plan again.
21. 
22. But at this point, I actually
23. just want to respond to a couple of
24. things that my fellow directors have
25. said that I really do strongly
26. disagree with.
27. 
28. The first is something that
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Director Gutman said which is this is not a new plan for the park. That part I absolutely agree with.

The problem is, Brooklyn has changed. The park has changed. The very local community has changed with the prospect of enormous residential building on the LICH site. I think the issue is that the world has changed, but our park plan hasn't and that's the problem.

(Applause.)

You know, I understand that Director Witty is expressing some frustration with the kind of many different ways in which we have tried to fix this problem and develop a new park plan. There really is more of a consensus to move forward with the park.

But I will say at every step of the way when the community has gotten engaged in trying to ask the park to do something differently or to
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examine something anew, it hasn't
reviewed the park plan.

When Senator Squadron and
Assemblymember Millman did the
Memorandum of Understanding with the
City, it did not, in fact, delay
development of the park in any way.

It, in fact, accelerated the
development on some piers and it
created many new systems in which the
park plan improved.

One of the things that we
wanted in the Memorandum of
Understanding was pushing the
decision about housing in Pier 6 into
the new mayoral administration. The
community understood where the former
administration stood, but was kind of
looking for a reexamination and
hoping that a new mayoral
administration would take a fresh
look.

I think part of the frustration
in the community is there is a new
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mayor. The world has changed and
City Hall has changed, and still we
are sticking with the ten-year-old
Bloomberg-era proposal for how to
develop and fund this park.

You know, the park plan is in
no way safer, right. The GPP has, in
fact, been modified. And not only
the GPP has been modified, but we
have done different things. We have
moved things earlier. There is a
number of ways we have changed
housing development in the park.

And what the community is
asking for is not a comprehensive
reevaluation of every component of
the park, right. No one is talking
about ripping up fields on Pier 1 or,
honestly, interfering with other
housing sites that are underway or
been agreed to or been approved,
right.

What folks are talking about is
really a very local review about the
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Pier 6 development site that is itself enormously controversial and in many ways deeply unpopular.

I know during the comments session we did kind of a pro/con to make sure both sides were heard. But if you look at it, this is, first of all, an unprecedented number of people to come to a Brooklyn Bridge Park Corporation Board meeting.

If you look out at the audience and what people were responding to in the different comments, it's a crowd that is deeply opposed to the current proposal, not invariably.

(Applause.)

Just to wrap up the comment, right, the park is more popular than many people expected, which is wonderful, right. Brooklyn is more popular and booming than many people expected, which is in many ways wonderful. And there are many factors about the immediate community.
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many of which are not wonderful and which are unpopular.

But all of this is background for why it's time to do a new assessment of the housing plan at Pier 6 and to do a new comprehensive review that is able to look at all of the things that are different from ten years ago and that we didn't know ten years ago when the plan for the park was created.

So, that's the end of my speech.

(Applause.)

MADAM CHAIR GLEN: Are there any other directors who would like to make a comment on the resolution or do I bring the motion to the floor?

MR. RASKIN: I have a question, just to follow up. You know, we had proposed and the Community Advisory Council had proposed to do, you know, a review and assessment of the plan, and particular to study all the
1 BBPC BOARD OF DIRECTORS MEETING
2 environmental impacts of Pier 6 development.
3
4 It is actually an honest question. You know, the resolution and the recommendation by staff says we oppose this, right. The staff doesn't think we should support this. But it does say we will undertake an analysis of potential environmental impacts of the proposed development to determine whether a supplemental EIS is required.
5
6 So, it is an honest question. What is the difference between what the community has asked for and what this study will actually do?
7
8 MADAM CHAIR GLEN: I am going to have Regina Myer explain what management is doing and is going to do.
9
10 PRESIDENT MYER: As I stated, we do not recommend reopening the General Project Plan for the park.
11 But as I further stated, we are
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committed to doing the appropriate
environmental review for the
development sites.

MR. RASKIN: So, I looked into,
in trying to understand what this was
and what this meant, I looked into
what different types of environmental
reviews are. I found an
environmental impact statement means
a certain things and a comprehensive
review, and an environmental
assessment statement is a more
circumscribed review that determines
whether or not you need to do the
impact statement.

This really resembles to me an
environmental assessment statement.

Is this that?

PRESIDENT MYER: It's too early
to say, honestly. We need to start
that process. So, that is what we
will get back to you on. Susan is
here.

MADAM CHAIR GLEN: I am just
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going to have somebody actually very close to this explain it. She is an environmental lawyer.

MS. AMRON: I am Susan Amron. I am the chief of the City's Environmental Law Division. So, I am very familiar with the environmental review process.

It's a two-step process. The first step is to determine whether there are significant impacts, and then the second step is, if there are significant impacts, to do a full supplemental environmental impact statement as the case may be.

But you start with the first step and that's the step we are starting with, to see whether there is a potential for significant adverse environmental impacts.

MR. RASKIN: Who decides, who decides after the first assessment is done whether you need to do the broader, more comprehensive one?
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MS. AMRON: The first assessment will be a written assessment according to both State and City procedures, and they are very detailed and very well-laid out. And that will reach a conclusion and that will then be released for people to see.

But the Brooklyn Bridge Park staff will follow the State and City procedures in reaching that conclusion.

MADAM CHAIR GLEN: Susan said once the environmental assessment work first phase of this is done, that material will be provided to the members of the Board; is that correct?

MS. AMRON: Yes.

MR. RASKIN: And just to be clear, do I understand there is a commitment not to move forward with a decision on Pier 6 development -- I understand there is legal issues
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aside -- not to move forward with the
decision on Pier 6 development before
this initial study is completed?

MS. AMRON: Yes, because

Regina, I think, said in her remarks
the Board will not be asked to take
any final action to approve or final
action on the Pier 6 development
until this assessment is completed.

MR. RASKIN: So, I appreciate
the clarification. I think this is a
step forward. I think it's an
important part of the review. From
what I understand from this, it
strikes me as insufficient to address
the concerns of the CAC, so I see how
you disagree with us about the
resolution and our support for it.

MADAM CHAIR GLEN: Councilman,
quick, quick, quick so we can move
on. Stephen.

MR. LEVIN: Thank you. Susan,
actually I have one other question
for you. In particular around the
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educational impact, educational
impact of development, are we going
to be looking, then, at or is this
review, however you want to
categorize this, going to be looking
at just Pier 6 or is it going to be
looking at Pier 6, John Street and
Pier 1 residential developments and
the impacts of all that development
on school seats in the local zone?

MS. AMRON: The environmental
review process looks at the action
that the entity, in this case, the
Board, is potentially going to take.
In this case, that would be approval
of the of development for Pier 6.
So, that is what the assessment would
look at.

MR. LEVIN: Thank you.

MADAM CHAIR GLEN: Okay. So,
unless there are any other questions
or comments that you want to make,
cognizant of time and to get to the
second item -- third item, I'm sorry,
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again, I remind people because this
is not a typical vote where we act on
the recommendation of BBP staff,
before I call the vote, we should
reiterate that it is the staff's
recommendation that the Board vote
against this motion.

All in favor of the motion?
(Three ayes.)

MADAM CHAIR GLEN: Against?
(Hands raised.)
The motion is not passed by a
vote of eight, for the record. Thank
you.

The third item on today's
agenda is a nonvoting item. It is an
update regarding the park's financial
model. This is in response to
Director Raskin's request for an
update to the October 2013
presentation reflecting the current
discussions regarding the Pier 6
development site and a five-year
projection of the budget showing
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one-time and recurring revenues and expenses.

I have asked David McCarty, the park's real estate project manager, to present this item.

MR. MCCARTY: Thank you, Chair.

MADAM CHAIR GLEN: And also it's all on the monitors around the room, so for those who want to follow it.

MR. MCCARTY: And also, Directors, you should have printouts in your seat. We are also going to put this presentation on our website after we are done so that you and the public have easy access to it.

As a reminder to the Board, the last time we presented an update of the financial model was in October 2013. Since that time, we presented interim updates to the CAC and other community organizations.

As mentioned, today's presentation comes at the request of
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Director Raskin from the last Board meeting. Specifically, he was interested in seeing how our financial model compares to the budgets that were approved in June. In addition, he was looking for a five-year projection of both our revenue and expenses.

So, as you are all aware, Brooklyn Bridge Park is required to be financially self-sustaining. We talked about this a lot today. That means that, while the City and the State contribute significant capital funds to build the park, the park must generate revenue onsite to fully offset its operational expenses.

To create the park's financial model, we began by projecting the potential expenses associated with the project. These expenses fall under two broad categories, the first consisting of typical maintenance and operations expenses for running an
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85-acre park, and the second relates
to our maritime infrastructure.

As a quick reminder, since I
think we have some new faces in the
room, our park is built on more than
12,000 wooden piles in the East
River. They are in various states of
deterioration.

Significant maintenance of that
infrastructure will be required in
the coming decades, and the expenses
associated with that work must come
from our operating revenue.

The park's revenue model was
designed to raise significant
revenues to offset these expenses
that I just described, and the model
relies heavily on real estate
development, which we have discussed.

There is also some limited revenue
that comes from permits, concessions
and a few other things as well.

So, I will begin with an update
of our current revenue projections.
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I realize these numbers are small on the screens, but again, this presentation will be on our website. You are welcome to take a look at it this afternoon.

As we have discussed, the park's revenues fall into two broad categories, recurring and one-time revenues. Recurring revenues are revenues that we receive from now to the end of our 99-year lease. And they are composed of both PILOT and ground rent from our development sites and then the "other" revenue category which you see up here.

That "other" category is permits, concessions, our marina and parking. The other revenue categories are one-time revenues which are composed of upfront payments on our development sites as well as PILOT and title which is sales tax and mortgage recording tax that normally would go to the City.
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and the State come to us.

We have awarded four of our
development sites to date and once
those four development sites are
fully built and stabilized, we
project that we will secure roughly
$11 million of annual recurring
revenues. This includes ground rent
and projected PILOT.

With respect to one-time
revenues, we project to secure
between 85 and $90 million on our
four development sites. In addition
to this slide and the appendix of the
presentation, we provide a
site-by-site analysis of all of our
revenue projections for those who are
really interested in the detail.

This next slide represents our
current five-year revenue projection
for the park. Again, this is
something Director Raskin requested
specifically at the last meeting. On
the left side, you can see that we
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project our recurring revenue to grow
from roughly $4 million in fiscal
year '14 to the $5.2 million that was
approved in the last budget in June
up to ultimately around $11 million
in fiscal year '18, which we define
as our stabilized year.

These recurring revenues will
increase over time as the development
sites currently valued by DOF as
vacant land transition to being
valued as occupied buildings.
Additionally, some of the development
sites will begin paying a regular
annual ground rent payment over the
next couple of years once the
buildings are complete.

On the right side of this
projection, you see the one-time
revenues. The bar for fiscal year
'14 includes all the revenues that
were received in that fiscal year and
in all previous fiscal years. And
all of these numbers add up to the
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87 million that we showed in the previous slide.

But you can see that, over time as our development sites come on line, this one-time revenue goes away. And again, that's why it's called one-time revenue. It really comes in during the development sites. But in total, we think we have secured the 87 million. This is how it breaks out.

Now let's look at where we stand on the expenses. I will start by reminding the Board that Brooklyn Bridge Park has a strong track record of managing expenses and meeting budget. You can see here the comparison between the budget and actual amounts for the previous four fiscal years.

Since we opened for operations, we closely tracked our projected expenses and we are confident will continue to do so between now and
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stabilization.

The next slide is our five-year expense projection. Again, this is only operating expenses. This is not the maritime expenses. We will talk about that in a second. But you can see that we project expenses to grow over the next four or five years as new park space comes on line until we are fully built out in fiscal year '18.

The map on the right in red, you see the little dots. Those are the phases of park that are yet to come on line and they will contribute significantly to the increase and operating expenses over the next few years.

At stabilization, we expect the operating expenses to be slightly more than $12 million a year. This is a number we have discussed for many years now and one you are very well aware of.
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Now let's take a look at our maritime expenses. There are two approaches to maintaining our maritime infrastructure, a reactive approach or preventative approach.

On the left is the reactive approach, which we have discussed and planned for in the past.

In this approach, each deteriorated pile is fixed once it's reached the end of its useful life. And the way that happens is it's wrapped in a structural rebar and a thick layer of concrete, and that provides both structural stability to the pile because it had lost its structural stability, but it also prevents it from future deterioration.

This approach results in a bell curve of expenses over the next 50 years. You can see how it looks. In the interim years, it's fairly low, five to $10 million of expenses at
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each year. But over time, the
deterioration rating increases and as
it does so, it spikes. The spike is
around the year 2040. And it's an
outlay of around $30 million. These
are in fiscal year '14 dollars, so we
are not taking into account
inflation.

And then it reaches a point
where most of the piles have been
fixed and at that point, the annual
expenses drop down again because
there are a fewer piles that are
going to need replacement. This
approach results in around
$250 million of expenses over this
50-year period.

An alternative approach is the
preventative approach, which is one
that we have been studying more
recently and we have talked to you
about in previous Board meetings.
The approach assumes a much larger
expenditure in the earlier years to
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preventatively maintain our piles.

Instead of wrapping each of the piles to prevent deterioration and to provide structural stability, instead what this does is prevents deterioration. It doesn't need to add to structural stability because the piles haven't sufficiently deteriorated yet.

And as a result, it is a much simpler process. It uses less material and is cheaper. So, you can see on the right this barchart represents $210 million over the same 50-year time period for a savings of $40 million.

Given these associated cost savings, the reduced risk of doing the work sooner rather than later and also the fact that our fairly restrictive investment policy prevents us from making significant returns on any invested capital,

Brooklyn Bridge Park staff recommends
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that we move ahead with this
preventative approach.

Another way to say that is that
we recommend we invest our upfront
revenues in preventative pile repair,
and that is going to result in
significant cost savings, a
significant reduction in risk and
it's also a great return on our
investment.

The next slide is about reserve
funds. I won't spend a lot of time
on this because we talked about it at
length at our last Board meeting.
But the general message is that we
have significant revenues coming in
in the early years, but significant
liabilities in the out years.

And the use of reserve funds is
a common practice through a lot of
non-profits and similar entities in
the city that allows them to
effectively plan for future
expenditures. Feel free to read
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through it. If you have any
questions, let me know.

And finally, our one remaining
development site is Pier 6, which is
essential to completing the model.
This slide puts the revenues that we
have discussed against the expenses
that we have also discussed to show
where the remaining gaps are.

As we discussed in our October
Board meeting, we found a helpful way
to think about how much revenue we
need to raise to meet our financial
obligations. Our recurring revenue
needs to meet or exceed $12 million
at full park build-out to fully
offset the projected $12 million of
operating expenses.

And you can see on the
left-hand side with the $11 million
that we have secured to date, this
represents roughly 90 percent of all
of our recurring revenues.

The challenge comes on the
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right where you see that the way that
we think about this is that our
upfront payments will contribute
significantly to fixing our maritime
liabilities. They might not get all
the way, but it will make a big dent
in this $210 million maritime
liability.

And you can see that we have
secured roughly $90 million to date
towards that goal of $210 million, or
40 percent of our maritime
liabilities we believe are now
covered. That leaves a gap of
60 percent associated with those
liabilities.

We anticipate that between the
two Pier 6 sites, the revenues that
will be generated can fill both of
these gaps. And they might not fill
them exactly 100 percent on each
side, but it could be more than
100 percent on the recurring side and
less than 100 percent on the maritime
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And that way every year when we have surplus funds, we use our reserve accounts and sock away money in our reserve accounts so that when the time comes to replace our piers, we have money available.

So, in summary, I just want to reiterate the financial model is working. This is a huge success because this has been in the process for multiple decades by this point. But we are not yet complete. Revenue from the Pier 6 sites is essential to completing the mode.

Without that revenue, we are currently projecting that BBP will fail to meet its financial obligations in ten to 15 years. I think it's also prudent to point out that there is still risk and uncertainty left relating to revenues and expenses. We have park space that hasn't yet come on line.
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So, we are projecting how much
it will cost to maintain it, but it's
still unknown. Our maritime
expenses, again, it's very difficult
to project over a 50-year period.
There is a chance that those will
also see changes as well.

But I want to say that despite
all these risks, as we continue to
open new park space, once we sign a
lease for Pier 6 and as our
development sites get fully developed
and completed, that risk goes down
and it provides us even more
certainty that this park is going to
be financially self-sustaining.

So, that's all I have. Any
questions?

MADAM CHAIR GLEN: Thank you.
Are there questions for David
on the presentation or the materials
in the book with respect to the
budget?

John?
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MR. RASKIN: No, no questions.

In the interest of allowing
more people to comment and possibly
letting people go home, I will hold
questions. But I did want to say
thank you for producing this
information.

I think our goal was to allow
the many community members who are
interested in this park to really
understand the finances. That's a
huge part of the picture. This is
the clearest presentation for a
layperson to understand that we have
seen.

It really is responsive to the
request that we made. And for the
folks in the community who are here,
I urge you to go to the Brooklyn
Bridge Park website when it goes
up -- today, did you say?

MR. McCARTY: Yes.

MR. RASKIN: -- when it goes up
today, to look at this information.
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And if you have questions about it, please feel free to follow up. I guess I can't volunteer anyone, but Senator Squadron's office is happy to help people understand any questions that come up about this financial information about the park. So,

thank you.

MR. McCARTY: Sure.

MADAM CHAIR GLEN: Thank you.

I just wanted to clarify the vote on the item that was the second agenda item. For the record, it was three for the motion and ten against.

Okay. So, now we will turn it over for the President's report.

Regina, thank you very much. And hopefully we will have a little time left for comments before we go into executive session.

PRESIDENT MYER: Sure. I have a few brief items in terms of the President's report today. Briefly,

on park construction, we are moving
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ahead in the DUMBO area at both of
Main Street and the John Street sites
and at Pier 6, and we will be looking
forward to Spring 2015 openings in
both of those locations.

The summer has been a terrific
season for programs. The
Conservancy's Boating, Movie and Book
Series have all been very
well-attended. Pier Kids is the new
series on Pier 6 for Sunday morning
and it's already developed a great
following.

Exercise programs sponsored by
the Conservancy, the Dodge Y and
other neighborhood facilities have
all been well-attended. And in
looking to the future on August 18th,
Jazzmobile will be presenting Arturo
O'Farrill, the Afro Latin jazz
musician at the park.

One note on the marina, the
Brooklyn Bridge Park marina has
started to provide some interim
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programming and already at Pier 5
with the repurposed Baylander. The
programming will include historic
ship tours, Harbor School educational
activities and other tours.

We are excited that the Pier 2
roller rink opened on July 1st. It's
operated by New York Skating and
there have already been 14,000
skaters at the park.

Pier 6 RFP, as was mentioned,
we have received responses to the RFP
on July 21st. There were 14
responses. At this point, many of
those responses appeared responsive
and included affordable housing,
neighborhood retail, parking, park
restrooms and a variety of other
amenities at the ground floor.

At this point, we have begun
the interview and analysis phase and
also made the designs available on
our website so that community members
may have the chance to give us input.
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We will be presenting those designs to the CAC at the next meeting in September. If any of you have questions, please contact me.

In terms of traffic operations, this was something that we discussed at length at the last Board meeting. We are taking still a number of measures to improve traffic operations in the southern end of the park.

Since the Board meeting, we have retained Sam Schwartz and Associates to make recommendations to improve traffic flow. Thus far, they performed field surveys on high-use weekends and weekdays and have made field inspections.

This month in August they will be meeting with CAC members and residents of One Brooklyn Bridge Park to gain their understanding of the traffic flow. We expect to have preliminary recommendations from Sam
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Schwartz this fall.

We have also, on the subject of traffic, we have installed parking meters. This was a measure that the CAB process requested we proceed with, and we have already observed that this measure has improved available parking during the weekdays. We will continue to monitor this.

We have increased PEP enforcement on the loop road and we have increased ticketing. And we have been working with the parking garage operator to improve traffic flow and communication. Thus far, increased staff and signage have been employed.

As I mentioned in June, by contract, this garage must make all efforts to avoid impacting traffic flow, and we are still working with the garage operator on this item.

Lastly, our annual park survey,
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we are in the process of conducting
this now. This year, we are using a
slightly different methodology which
hopefully will capture the profile of
our park-goers. This is based on one
that is employed in Central Park.

And already we have this
encouraging result that we learned
that, in terms of public transport,
most people take the A and C train to
the park. So, we will be getting
back to you in the fall when we have
more compiled results on the park
survey.

MADAM CHAIR GLEN: Thank you.

Are there any other matters
that the Directors would like to
discuss in the public session before
we resume public comments?

If not, I would invite members
of the public to resume any public
comments. I have the cards. I will
call your name.

Judi Francis, then I think it's
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Cammato, and then Lucy Koteen, our
next three speakers. Thank you.

MS. FRANCIS: I was hoping for
another outcome. Steve, I agree with
your comments in the New York Times
about a discussion, which hasn't
happened in many long years I have
been involved in this.

And I don't think the New York
Times is a terribly exact or perfect
means to have that discussion. This
is a place for the discussion. It's
in the planning.

And Joanne, with all due
respect, you have rewritten history.
When you said there were 15
communities that got together to form
a master plan in 2001, that was
correct. But what you forgot to say
is that, when it then went into
(unintelligible) there were five
people who were representing the
community, and they were from one
community.
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And some of them, including
yourself, live on the promenade. So,
they made sure all the housing, all
the impact was going to be at the
entranceways to the rest of Brooklyn.

(Applause.)

So, I just want that history to
be clear. Millions of New Yorkers,
and Ms. Glen, I also refer to you in
your breaking of the paradigm, which
I applaud as well. We need to break
the paradigm. This is not about
housing. This is not about getting
more money for this park.

We need our parks as parks.
Millions and millions of New Yorkers
use their parks for thousands of
reasons. This is because we don't
have backyards. We also live in a
very intense city and we need our
green space. We need more open
space.

So, the question is, what is
the value of a park and how will
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great parks be built in the future if
all parks have to have housing inside
of them? Is Central Park -- are you
considering Central Park, some
houses?

(Applause.)

Of course, we need more money
for our pension funds. So, when we
have problems with the police union
or when we have need for more pre-K,
are we going to put more housing in
our parks? These are precious
resources.

I came to this borough. People
used to say -- call Brooklyn a
five-syllable place, "broo-uck-lin"
(phonetically). Okay? We are not
the second city. We are not some
poor stepchild. We are the place
people are coming. We need
our schools.

(Timer dings.)

We need our libraries. We need
our parks as parks. Please
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reconsider this very ill plan.

(Appause.)

MS. WITTY: This is for the record. I live at 77 Columbia Heights for anybody who wants to come by. That's the corner of Cranberry Street and Columbia Heights right on the walk from the A and C we just heard is the most used thing.

We got -- I have the Squibb Park Bridge less than half a block away, and I have the hotel and Pier 1 housing going up in front of my house. So, I don't think I -- I think what you are saying is completely unreasonable. There was no effort --

MADAM CHAIR GLEN: All right, thank you for the clarification.

Let's continue with Cammato. I just have one name.

Okay, if not, Lucy Koteen?

MS. KOTEEN: Yes, hi. Thank you for this opportunity. I heard a
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couple of words today. One is, I think the word was "sustainable," which has become, like, the hip thing to talk about.

But what is being planned now is anything but sustainable. In the guidelines of the RFP, it says something about they should continue to a sustainable, resilient built environment. I look at the proposals. I saw nothing that looks sustainable. I saw an awful lot of glass.

We saw in Sandy, which was a storm without wind, the rise of 14 to 20 feet of water. What if we had 100-miles-an-hour wind and huge waves? We would have -- be doing a lot of pickup of glass for a very long time.

And I ask, who will pay for that? You are talking about financing a park, but you are not talking about who pays for the
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cleanup after a storm like we saw one
storm. We can expect a lot more.
There is nothing resilient in those
drawings.

"Static" is a word that comes
to mind. I heard a couple of the
Board members talk about, hey, we
made this plan before. It's settled.
That's the end of it. Well, nothing
is static, nothing.

And there has already been
significant changes and there
certainly has been significant
changes from the very -- from the
community's proposals 30 years ago,
not 10, 15 years ago, but 30 years
ago.

It is absolutely imperative
that there be a new EIS. I don't
trust this process that was described
before. I think Senator Squadron and
Councilmember Levin were extremely
articulate in the reasons that we
must have a new EIS. I won't go over
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them again. They said it very well. John Raskin said it very well. This cannot be a static proposal.

(Timer dings.)

Our city is not static. We must -- we constantly are changing and our proposals are changing and we have to be flexible in what we do. The environment has changed. The finances have changed. And if we don't change, we will be literally underwater.

I would ask the Board to take their heads out of the sand and recognize the changes. Thank you.

(Applause.)

MADAM CHAIR GLEN: Thank you.

Carol Turner, Chris Martin, Nancy Webster and then we will try to do another three before we then have a motion to go into executive session.

Okay, no Carol Turner?

Chris Martin, Nancy Webster and
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then Lori Schomp -- just trying to
queue you up -- Peter Fleming.
Nancy Webster?
MS. WEBSTER: Hi, good
afternoon. My name is Nancy Webster.
I am the executive director of the
Brooklyn Bridge Park Conservancy.
And I wanted to take the
opportunity to share with you, both
the Brooklyn Bridge Park Board and
the members of the community, a
letter that the Conservancy sent to
our constituents last week in support
of the park's financial plan. We
have copies on the table back there.
And I just want to give a copy to you
all. Thank you.
As a citizen's group with a
20-year history of advocating for
Brooklyn Bridge Park, the Conservancy
has consistently supported the model
of the self-sustaining park and have
supported the current plans since its
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inception in 2004.

We believe that this plan is a good one, that this will help ensure that the 85-acre Brooklyn Bridge Park remains safe and beautiful for generations to come.

One thing that has struck us at the Conservancy as we have watched the most recent debate over the Pier 6 housing are the points we all have in common, and that’s a love for the park, a desire to see it thrive and a passion to protect the park for future visitors. We are encouraged because these are the signs of a vibrant and successful park and public space.

With that, having participated in this conversation for many years talking with park leaders across the city and the country to get their advice and their best practices, watching Hudson River Park scramble to keep Pier 40 from falling into the
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Hudson River and to keep it open and
seeing firsthand the damage and
stresses to the park's marine
infrastructure -- here is a cross
section of one of the pilings -- we
have gained a very deep appreciation
of the challenges that Brooklyn
Bridge Park will face in supporting
and sustaining its marine
infrastructure.

So, the Conservancy continues
to believe --

(Timer dings.)

-- that the way to save Pier 6
and indeed save all Brooklyn Bridge
Park is to make sure the funding is
in place to maintain this beloved
magnificent park into the future.

Thank you.

MADAM CHAIR GLEN: Lori Schomp?
Okay, Peter Fleming? Peter
Fleming?

Oh, okay, sorry, Lori is here.

No texting. Let's do it.
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MS. SCHOMP: I am not texting.

Hi everybody. My name is Lori Schomp and I want to thank everybody for coming today. It is pretty amazing for an event during the day.

I am excited that it asks, I think, pretty reasonable requests for responsible planning for the Pier 6 site. And I also wanted to echo State Senator Squadron's comments that the park's very success demands that we revisit this project plan.

This is not some -- this is an incredibly special place that is loved across the borough. You know, visiting it is just a wonderful, wonderful city jewel.

And I want to thank the park's leadership. We have a beautiful park. The park we have today is one of the reasons that we are all here -- I want to thank you -- in our own way.

But also, I think it's
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important to step back, take a deep
breath and say, you know, Brooklyn
already doesn't have a lot of park
space compared to other boroughs.

If I could put together the
list of buildings that are going to
be built in Downtown Brooklyn in the
immediate era and try to project that
out in ten years, I think we can see
that this tiny park space is very
precious and we need all the great
space that we can keep.

And I am learning a lot
throughout this conversation. I
guess one of the things I am learning
is that parks really do need a lot of
advocacy. The City's Department of
Parks and Recreations has been
mentioned pretty frequently here.

And maybe we need to also spend
some time. And I applaud de Blasio's
support of smaller city parks. We
need to work on that as well. So,
thank you.
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(Appause.)

MADAM CHAIR GLEN: I have
checked with everybody and we can
extend ourselves a little bit more.
We can try to give everybody an
opportunity to speak and, again,
stick to the minute limitation.

Peter Fleming?

MR. FLEMING: Thank you. My
name is Peter Fleming. I am a member
of the Community Advisory Council and
also the chairman of the Brooklyn
Bridge Park Community Council and a
50, 60-year resident of Brooklyn
Heights.

This issue is about a little
less than one half of an acre of an
85-acre park. It is about less than
one half of an acre of some eight or
nine acres of development. There
were already five development sites
built or under construction.

But this particular site will
bring -- is looked to provide as much
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as 60 percent of the long-term
financing of the entire park. So,
what goes on this less than one half
acre makes or breaks this park.

I commend Mr. Levin and
Mr. Raskin for pointing out that the
Board is not interested in revisiting
the John Street development,
revisiting the Empire Stores,
revisiting the Pier 1 development or
revisiting One Brooklyn Bridge Park.
Those are developments which are in
place and will stay in place.

They are not interested in
reviewing whether there should be
basketball on Pier 2 or soccer on
Pier 5 or a walk on Pier 6 or a park
on Pier 2. It is just this less than
one half acre that has to be
addressed. Thank you.

(Appause.)

MADAM CHAIR GLEN: Ann Link
followed by Nat Rubin, John Dockery,
Rikki Rios.
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Ann Link, is she here? Okay,

no?

Nat Rubin?

MR. RUBIN: Hello, my name is Nat Rubin. I am on the Community Advisory Council -- I think that's what it's called, the CAC -- representing Atlantic Avenue Development Corporation.

I guess what I wanted to say, you guys have already voted on the proposal. But what I wanted to say is that the -- you know, I think that the financing for the park, I support what Peter just said, and that I think that we do need to revisit the plan, not in its entirety. But plans do change and a lot has changed.

I think, from my point of view, you shouldn't be afraid to get into the dirty, the details of the finances, and also not worrying about, I think Chairperson Witty said how much longer is it going to take?
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And I think you need to look at it
how much longer can it take?

We shouldn't rush into it. We
should look into, you know, from the
risk profile, how many more years
could we delay it and still finance
the maritime repairs of park.

Because I think there are some
things with the design of the Pier 6
and the traffic around it that needs
to be looked at that could be better
that probably hasn't been brought up,
because we are all sort of afraid to
really talk about it.

Because once it is opened up,
then, you know, maybe you are afraid
a can of worms is going to come out.
I don't know if that's the right
saying. But I think we should talk
about it. I think it can be better.

I think looking at the RFP
responses, a lot of the designs are
sort of, you know, constrained by the
current site plan. I mean, one of
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the designs painted green on the
street because I think they realized
that maybe there should be
more green --

(Timer dings.)

-- to integrate the plan with
the park and to make it the ideal
park that it should be. And that I
think if we all worked better, it
could be a better park. It's a great
park, but I think it could be better,
especially Pier 6.

MADAM CHAIR GLEN: Thank you.

John Dockery, Rikki Rios,
Amanda Jensen.

MR. DOCKERY: By now I have
forgotten what I was going to say. I
am John Dockery. I am Brooklyn-born,
Brooklyn-raised, still live in
Brooklyn, been here my whole life. I
am at 360 Furman Street, for the
record, where I am on the north side,
so none of this affects my view,
which I know is sometimes brought up.
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To me, parks have been part of my life forever. I grew up in Bay Ridge and parks were part of my journey to becoming a professional athlete. To me, the Brooklyn Bridge Park is a gem. I love the park.

But we are at a crossroads.

With explosion of population in Brooklyn, we just simply have reached a need for more housing, but at what cost, is what I say? Do you have to give up precious parkland which, once lost, will never be regained, and to do it in Brooklyn where people need every square foot of green for relief from modern life?

Allow me if you would to read from "City and State," July 19th, Brooklyn issue. The editor in chief writes, "It's only a matter of a generation before Downtown Brooklyn becomes a mountain range of skyscrapers rivaling the iconic peaks across the water."
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And then he goes on to say, "To keep pace with these inevitabilities, Brooklyn's infrastructure, its transportation network, its parks, beaches, cultural institutions, all have to be upgraded on a scale not since Robert Moses remade the city.

To accomplish this mighty labor, Brooklyn needs a great visionary. I have no doubt the mayor need only look within its own borders to find someone up to the task."

We need a master plan and we need visionaries. And what I am asking Mayor de Blasio, Deputy Mayor Glen, the legal representatives here, is to be those visionaries.

(Timer dings.)

Do the right thing. Keep a park a park, not a place for misplaced skyscrapers. Is this the vision you have for Downtown Brooklyn? Leave a footprint in the grass that will be part of your
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legacy for the next 100 years. Let's
not make a mistake that we cannot
rectify. Thank you.

(Applause.)

MADAM CHAIR GLEN: Rikki Rios,
Amanda Jensen followed by Barbara
Charton.

Okay, Amanda Jensen? Amanda
Jensen's not here? I just wanted to
make sure, okay.

Barbara is at the mic, followed
by Joan Goldberg, Douglas Eisenstein,
Penny Christopher.

MS. CHARTON: Okay, I am
Barbara Charton. And okay, I have a
fabulous view of Pier 5. I just look
out my dining room window. I think
it's terrific. I am not at all
surprised that the park has become
just the piers. The, quote, Uplands
are suddenly all opened for
development.

Really, how nice. That's
terrific. I also look at 360 Furman
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at One Brooklyn Bridge Park, and that
building has a hell of a lot of
empties. Are we going to build yet
another goddamn glass shard to stand
on Pier 6?

Has everybody forgotten that
infrastructure is important, that the
last sewer line on Furman Street was
laid down in 1904? Where is that
going? How much of an investment is
the city making in infrastructure for
all of these enormous buildings?

We lost LICH. That was no
surprise. Continuum milked it dry to
dry so that it could be lost. So,
that's now going to be housing for
sure. The library site is going for
housing. Every place in the
neighborhood is housing. This is
killing the golden goose, friends.

(Applause.)

MADAM CHAIR GLEN: I just want
the record to show what the plan is.

We will take these final four
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speakers, then we will have a motion
to go into executive session and we
will be done by 5:30. So, I
appreciate all of your patience.

Joan Goldberg, Douglas
Eisenstein, Penny Christophoron --
sorry if I got that wrong -- Zoltan
Hankovszky.

Joan Goldberg?

MS. GOLDBERG: Good afternoon,
I am a little disheveled. I got on a
plane to get here and I was two hours
late. I've lived on Joralemon Street
for 35 years.

Start over? Okay. I am
disheveled, two hours late on a plane
trying to get here on time. I have
lived on Joralemon Street for 30
years. I worked with Tony Mannheim
at the outset of the wonderful idea
to create a park on the waterfront.

I was born in Chicago and
enjoyed that beautiful waterfront for
20 years. I wish we had as much
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waterfront for public use as exists
in Chicagoland.

As a real estate broker, I am
acutely aware that there is not
enough affordable housing in New York
City. But I think it is a shame to
try to argue that any opposition to
building skyscrapers in the park is a
matter of a neighborhood rejecting
affordable housing.

(Applause.)

I wish that the affordable
housing had been planned for at one
Brooklyn Bridge, at Pierhouse, at
many other sites. We are going to
have a great opportunity on Atlantic
Avenue. We don't need to build two
tall buildings on the little bit of
green space we have in a park that
everyone should be able to enjoy.

Thank you.

(Applause.)

MADAM CHAIR GLEN: Douglas
Eisenstein.
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MR. EISENSTEIN: Good afternoon. As President of the Board of One Brooklyn Bridge Park, I make the following statement on behalf of the Board regarding the potential development of parcels A and B on Pier 6.

The Board of One Brooklyn Bridge Park Condominiums supports the request by community groups' elected officials for further review and public input on additional residential development of Pier 6 to assure that any development reflects the fiscal needs of Brooklyn Bridge Park and the present-day realities of the conditions on Pier 6 as well as the entire park and surrounding areas.

The infrastructure issues that currently exist, which will be exacerbated by further development, should be reconsidered before any additional development is undertaken,
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and not in its aftermath.

The Board of One Brooklyn Bridge Park believes that an almost ten-year-old impact statement upon which Pier 6's request for proposals is based does not adequately reflect the explosive growth Brooklyn has experienced in the ten years since the environmental impact statement was completed.

Ultimately, only such housing as is necessary to meet the demonstrated financial needs of the park should be built.

The Board welcomes the inclusion of some workforce housing on Pier 6 and urges the city to make financial accommodations so as not to distort the original financial model of the park, if and to the extent such housing is not projected to contribute to that model.

Additional review of current circumstances together with updated
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projections can only result in a better, more fiscally responsible plan and ensure the park continues to serve the city for many years to come.

In addition, in my role as member elect of the Community Advisory Council for the residents of Brooklyn Bridge Park, I add the following. Any residential development must recognize and fulfill and protect the ability of Brooklyn Bridge Park to meet its mandate that it be self-sustaining both for now and for decades to come.

To date, the budgetary information available has been insufficient to confirm that the inclusion of affordable housing is viable without compromising the park's ability to meet its mandate --

(Timer dings.)

-- or the projections are sufficiently robust to account for
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outlier events in the future.

The city needs to provide funds to mitigate the loss of

revenue-generating capacity displaced by the affordable housing component and a commitment that the inclusion of affordable housing will not bind the park's hands in the future to deal with any budgetary shortfall.

MADAM CHAIR GLEN: Thank you.

MR. EISENSTEIN: Thank you.

(Applause.)

MADAM CHAIR GLEN: Penny Christophoron?

MS. CHRISTOPHoron: Hi, everyone. I am Penny Christophoron. I have been in the neighborhood in Brooklyn for about 25 years and I am currently a resident of Cobble Hill. I am also on the Board of Directors of Brooklyn Bridge Park Conservancy. The park's self-sustaining plan is truly necessary for the park to remain the beautiful park that it is
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and for it to be well-maintained for

generations to come.

And the key point here is that

part of what created that park was

the plan that created that park

assumed that the park would be

self-sustaining. We can't go back on

that concept now. We need a

self-sustaining park.

Nancy Webster, the executive
director of the Conservancy, spoke

about what is happening on the Hudson

River with the Hudson River Park and

risks associated with not having a

self-sustaining park.

The Pier 6 sites and the rest

of the housing planned for the park,
it's really only a small component of

the park. The Pier 6 site is

basically under half an acre. And we

have this, as a result, 85 acres of

beautiful park. And the key is

making sure that the park is not only

built today, but will be available
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and well-maintained for all of us and
our grandchildren, et cetera.

So, we shouldn't turn our back
on a plan. We have built such a
great park and should stick to the
good thing we have. Thanks.

MADAM CHAIR GLEN: Thank you.

Okay, Zoltan Hankovszky, sorry,
and then Michael Halpin and then we
really have to make a motion to go
into -- then, I'm sorry, and then
Joanne Simon and I mean it, that is
it. We cannot go any further. I
mean it.

MR. HANKOVSZKY: My name is
Zoltan Hankovszky. I live at One
Brooklyn Bridge Park. I wasn't
planning to say anything to you
today. I want to thank you. And I
support basically all the people who
spoke and suggested to you and asked
you, and I also ask you, please,
defer your decision until the
appropriate information has been
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researched and obtained.

I think that the plans that
were initially, I guess now about ten
years old, that the final
environmental impact statement which
was initiated in 2005 is over ten
years old.

As someone said here this
afternoon, the world has moved on
since then. And in response a
gentleman who said a few minutes ago
it's only a half acre, and the young
lady before me said it's the only
half an acre, it's not only a half an
acre. It is 4,643,600 square feet.

That's what it is.

(Appause.)

Two parcels, imagine that,
4,643,600 feet. So, think about that
while you are making a decision. And
I hope you remember it's only half an
acre when it's green. It's
4 million-plus when it's built up.

Thank you very much.
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(Appplause.)

MADAM CHAIR GLEN: Michael Halpin, Joanne Simon and then we are going to have a motion for executive session.

MR. HALPIN: Hi, my name is Michael Halpin. I am here today with Build Up NYC. And we came here prepared to give the Board of BBP, the Brooklyn Bridge Park Board a climate change survival kit.

And amongst the items in this is some very important information. And there are some gag items in the bag, but there is very important information such as information from the New York State Department of Environmental Conservation on rising sea levels, some information from "Scientific American" on rising sea levels, and we came to advocate for a new EIS.

And I want to give the bag to Regina Myer and have her take a look.
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at it. There is also a truck out
front if other Board members are
interested in the information.

And I just want to -- you know,
we were upset today about not being
able to bring our materials in to the
meeting. And much the same as a year
ago when our testimonies weren't
being reflected accurately in the
minutes, we were able to advocate for
changes, and now the transcripts are
posted online.

We look forward to future
cooperation with the Board in
accepting our materials and our
presentations. Thank you.

(Appause.)

MADAM CHAIR GLEN: Joanne
Simon, the last speaker. Thank you.

MS. SIMON: Thank you. My name
is Joanne Simon and I am the
Democratic district leader here in
the 52nd Assembly District. I am a
former President of the Boerum Hill
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Association and a member of the Park Community Council.

Over 20 years ago, the 13 guiding principles were created essentially by the community members who banded together to create a world-class waterfront park. And while Brooklyn Bridge Park is a huge success, that success confirms that we need more park, not less.

While the city desperately needs affordable housing, these buildings are simply too big and too dense.

Congresswoman Velázquez, State Senator Squadron,
Assemblywoman Millman and Councilmembers Lander and Levin are correct that the administration is moving forward too fast on this, what is now somewhat outdated plan without meaningful public engagement. The strain on our infrastructure is too great.
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We must plan smartly and not rush forward without properly addressing the impacts of these buildings on the area, because part of the plans created years ago are clearly no longer viable, especially given the rapid residential development in the area, including the plan to build planned potential use -- residential use at LICH.

So, I think we must not move forward without full public participation. I thank you very much for taking a step to conduct an environmental assessment. It is a terrific first step and I welcome it.

I think that I would like to suggest that we step a bit back, not in the same way you may have anticipated, but south, and look to Pier 7 and perhaps build a ferry terminal there. The potential for economic development is enormous, providing perhaps as much if not more
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revenue than the two plots at Pier 6.

I think now is an opportunity
to think together, to think long-term
and long-range, smartly plan for this
crucial next step in the development
of the park and integrate the park
with the needs of our beloved
neighbors Vinegar Hill, DUMBO, Fulton
Ferry, Brooklyn Heights, Concord
Village, Cobble Hill, Boerum Hill,
Carroll Gardens, Gowanus and Park
Slope.

And that includes appropriate
development, sustainable
infrastructure, public services such
as our schools, hospitals and police
and better utilizing our waterways to
address our transportation needs.

Thank you.

(Appplause.)

MADAM CHAIR GLEN: Thank you.

I would note the time is 5:20.

I have asked for a motion to enter
into executive session so we can
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discuss the pending litigation.
BOARD MEMBER: So moved.
MADAM CHAIR GLEN: Second?
BOARD MEMBER: Seconded.
MADAM CHAIR GLEN: All in
favor?
(A chorus of ayes.)
MADAM CHAIR GLEN: Opposed?
I now ask the members of the
public and Brooklyn Bridge Park staff
to please leave the room so the Board
can meet in executive session. We
will advise you when the session is
over and the public portion of the
meeting resumes.
However, please note that while
members of the public are certainly
welcome to wait outside until the
executive session is over, we do plan
to adjourn the meeting immediately
after the executive session.
(Continued.)
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(Whereupon, at 5:18 p.m., the Board of Directors went into executive session.)

(Whereupon, at 5:33 p.m., executive session ended and the meeting was adjourned.)

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, RMR, CRR