BROOKLYN BRIDGE PARK DEVELOPMENT CORPORATION

MEETING

of the

BOARD OF DIRECTORS

Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, New York 11201
October 5, 2016
11:03 a.m.

BEFORE:

ALICIA GLEN,
THE CHAIR
APPEARANCES:

BOARD OF DIRECTORS:
Margaret Anadu
Peter Aschkenasy
Martin Connor
Henry B. Gutman
Shari Hyman
Stephen Merkle
Zeeshan Ott
Joanne Witty
Mitchell Silver
Maria Torres-Springer
Tucker Reed
Matt Wing
William Vinicombe
Michael Stinson

APPEARANCES:

FOR BBPDC:
Regina Myer, President
Suma Mandel
David Lowen
Patricia Kirshner
Other Staff
The Public, The Press
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PROCEEDINGS

(At 11:04 a.m., the Directors of the Brooklyn Bridge Park Corporation convened an executive session.)

(At 11:25 a.m., the Executive Session of the Brooklyn Bridge Park Corporation was adjourned and the Public Meeting convened.)

CHAIRWOMAN GLEN: All right.

I'm noting for the record, there were no votes taken during Executive Session.

Thank you, everyone, members of the public, for your patience. We wanted to get our executive business done first.

Prior to addressing the voting items on today's agenda, I would first like to welcome all board members, various State and City officials, Regina Myer and her staff, and everyone in attendance and, of course, as always, we wanted to thank our terrific Brooklyn Borough President Adams, for allowing us to use this terrific room and being so generous and accommodating us.

I'd also like thank Al Buford (ph) for joining us today here at Brooklyn Borough Hall.

Again, if you wish to speak,
please complete a speaker registration card. They can be found at the table where you signed in.

When formulating your comments, please note that our policy is to limit speakers to one to two-minute turn for a speaker. This meeting is scheduled to end with voting items -- do we have a time? Okay. We'll probably go a little bit past noon today, but probably no longer than 12:15.

The first item on the agenda for today is the approval of the minutes of the meeting of the Directors held on June 7th, 2016.

A draft of the proposed minutes has been circulated to the Directors prior to today's meeting along with the materials for the other items being considered today by the Directors.

Do any Directors have any questions, changes or corrections to the proposed minutes?

(No response.)

CHAIRWOMAN GLEN: Great.

If not, I request a motion to approve the minutes of the June 7th, 2016 Board of Directors' meeting?
DIRECTOR VINICOMBE: So moved.

CHAIRWOMAN GLEN: Second?

DIRECTOR HYMAN: Second.

CHAIRWOMAN GLEN: All in favor?

(Chorus of "ayes.")

CHAIRWOMAN GLEN: Against?

(No response.)

CHAIRWOMAN GLEN: Motion is approved.

The second agenda item consists of a few related items to the Corporation's annual meeting.

I will ask Jelani Watkins, the Park's Chief Financial Officer, to make a presentation of the Corporation's 2016 audited financial statements and its investment report, which are located behind the second tab of your board book.

Director Torres-Springer will then provide us with the Audit and Finance Committee's perspective on these documents, and collectively, this will be considered both the annual report and the annual audit report under the guidelines.

MR. WATKINS: Thank you, Chair
Good morning, Directors.

Pursuant to Section 2800 of the Public Authorities Accountability Act, also known as PAAA, the BP is required to have the Directors' approval for fiscal year 2016 budgeted financial statements, copies of which are attached to the resolutions at Exhibit A.

In accordance with PAAA requirements, a certification of completion of the financial statement from the President and Chief Financial Officer is attached to the resolutions as Exhibit B. PAAA also requires that the Directors approve an annual investment report, a copy of which is attached to the resolution as Exhibit C.

Pursuant to an authorization of the Directors in contract with Marks Paneth, to conduct audits of BBP's 2016 fiscal year financial statements, and to prepare for the federal 2016 fiscal year, and to perform other auditing and accounting services that may be requested by BP.

The BBP staff, including the Chief Financial Officer, prepared BP's financial report for 2016, fiscal year 2016 financial statements.
Such statements were then audited by Marks Paneth. The first draft of the audit was distributed to BBP staff for review. An updated draft was then circulated to the Audit and Finance Committee of BBP.

On September 26th, 2016, the BBP's Audit and Finance Committee met with Marks Paneth. Marks Paneth conducted a detailed presentation of the audited material before the committee. Members of the committee had an opportunity to ask questions on both Marks Paneth and the BBP staff.

As detailed in the full audit report, the auditors found that the financial statements referred to presented fairly, in all material aspects, the financial position of BBP of June 30, 2016 and the respective changes in the financial position and its capital for the year ending June 30, 2016, in accordance with standard accounting principles.

Consistent with best practices and good governance standard, the committee went into Executive Session to ensure that the committee had an opportunity to discuss any questions. Following the committee, Marks Paneth finalized the audit and
financial statements.

In accordance with the Controller, BP staff submitted the audited financial statement to the Controller's Office by the September 30th, 2016 submission deadline.

The Directors are requested to approve the audited financial statements for BBP, attached hereto as Exhibit A, and as certified for accuracy by the president and CEO, as set forth in Exhibit B, attached hereto, approve that this year 2016 draft report as Exhibit C, and authorize the taking of related actions.

DIRECTOR TORRES-SPRINGER: Thank you, Jelani.

As it has been mentioned, the Audit and Finance Committee of the board did meet with BBP staff, as well as the auditors, Marks Paneth, including an in Executive Session, with the auditors.

The committee was comfortable with the presentation of the financial statements, the discussion of the financial position of the organization, the financial controls that have been put in place. I think we were really pleased that
there is a team of auditors working on this. And so we are recommending to the full board, approval of the audited financial statements, as well as the PAAA budget report for fiscal year '16.

Thanks to Regina and Jelani and to the auditors and to the entire team of BBP for all the work this year on the financial statements.

CHAIRWOMAN GLEN: Does anybody have any questions or comments on any of the financial statements or the audits?

(No response.)

CHAIRWOMAN GLEN: Okay. If there are no further questions or comments, I request a motion to approve this request.

DIRECTOR HYMAN: Move.

CHAIRWOMAN GLEN: Second?

DIRECTOR GUTMAN: Second.

CHAIRWOMAN GLEN: All in favor?

(Chorus of "ayes.")

CHAIRWOMAN GLEN: Against?

(No response.)

CHAIRWOMAN GLEN: Motion is approved.
The next item is the annual ratification of policies related to the Public Authorities Accountability Act.
I will now ask Ms. Mandel to present this item.

MS. MANDEL: Thank you, Chair Glen.

This board has adopted a number of policies required by the Public Authorities Accountability Act, the PAAA, which must then be ratified on an annual basis.

You can reference the resolution for ratification today that are included behind tab four in your board books.

Today we're asking the board to ratify the policies for fiscal year 2017, as required by the PAAA.

The proposed ratification was reviewed and discussed by the Governance Committee, I believe last week, and the Directors are hereby asked to ratify the policies as described in the resolution, and authorize the taking of related actions.

CHAIRWOMAN GLEN: Thank you.
DIRECTOR GUTMAN: On behalf of the Governance Committee, we -- we did review these documents last week and we approve -- recommend its approval by the board.

Thanks to Suma and her team and the presentation they gave.

CHAIRWOMAN GLEN: Were there any changes made to any of the policies from the prior year?

DIRECTOR GUTMAN: No. We requested and approved last year's requirements. We were satisfied that based on available information and the best practices of comparable agencies, that this would be appropriate.

CHAIRWOMAN GLEN: Okay. As I noted, we then asked the Directors if they had any questions so I want to make sure that any of the new members had an opportunity to ask any --

DIRECTOR GUTMAN: Yeah. And -- and I'll say, we have this committee going forward and this is always subject to review, and this has been approved, but if anybody comes up with anything at any time, be happy to entertain that.

CHAIRWOMAN GLEN: Do any Directors
have any questions or comments on this item?

(No response.)

CHAIRWOMAN GLEN: Great. At this point, I would like to ask the Directors for a motion to approve this request.

DIRECTOR CONNOR: So moved.

CHAIRWOMAN GLEN: Second?

DIRECTOR HYMAN: Second.

CHAIRWOMAN GLEN: All in favor?

(Chorus of "ayes.")

CHAIRWOMAN GLEN: Against?

(No response.)

CHAIRWOMAN GLEN: Motion is approved.

The final voting item on the agenda is the authorization to enter into agreements relating to capital projects.

I will now ask Pat Kirshner, Vice President of Capital Construction and Planning, to present this item.

MS. KIRSHNER: Thank you, Chair Glen and Board of Directors.

I am pleased to have several amendment requests today.
Copies of the revised materials for this item are at your seat. These amendments represent a total request for authorization for $5,253,741 to be funded from the capital maintenance reserve fund.

All contractors went through competitive processes and best efforts have been made to achieving MWBE goals. These amendments are all described in further detail in Exhibit A.

First, as we advised you, Arup has completed 100 percent construction documents for the realignment and stabilization of the Squibb Park Bridge.

I would like to invite Tom Wilcock, Associate Principal of Ove & Arup Partners, our engineer of record, to describe the work.

MR. WILCOCK: In January 2016 Arup was --

So in January of 2016 Ove Arup was appointed to design a retrofit for the structure of the Squibb Bridge to address the original deficiencies of design.

The -- this will familiarize you
with the bridge, what we've done, and what we're proposing is to address -- this is a rendering of beautiful bridge in the sun. You can see that it's formed from a stable structure, its supports, struts and connected by steel plates.

In order to address the underlying stabilization issues, we've proposed three simple modifications. We have cable mats that will prevent the bridge structure from lifting off or sliding from the cables.

Secondly, we'll encompass the connection between the steel and timber locks of the bridge at select locations that clamp around the steel.

Thirdly, we will cut through steel -- together, these three retrofit items will address the underlying stability.

Additionally, we will add two max adapters to make the span of the bridge stronger. These adapters absorb energy as people walk over the bridge and thereby reduce the bounce, the vibration that is experienced when crossing the bridge.

The dampers are not required for
safety but they improve the comfort of people as they walk across the bridge.

So together, these four things will improve the structure of the bridge. While they are simple, there is significant temporary work required in order to implement these fixes.

So I'm just going to run you through a typical -- our anticipated construction sequence for the retrofit. This sequence will be developed and finalized by a contractor.

So you can see initially the bridge in its current state.

First, the adjustable scaffolding system will be added to the two primary spans. You can see in this image that the spans will be supported both over the park and over Furman Street with sufficient clearance to meet DOT requirements for trucks and passing vehicles. So we'll be maintaining the distance.

Secondly, once the bridge is being supported with the scaffold, we will drill and pin the steel connectors and release the cables that are currently holding the bridge up so that it can be jacked and -- so that it is in the desired
Once in the desired position, cable backs will be added to lock the bridge into place.

And the two mass dampers and steel ribbons are added.

Finally, as we see in this image, the bridge will be surveyed before removing the scaffold. Surveying again, to ensure that the damper is correct and shooting adapters are in place.

At that point the bridge will be reopened.

So this is just a summary of this. And I want to thank the Department of Transport and bridge team for their input during this process.

And thank you.

MS. KIRSHNER: Thanks, Tom.

New York City DOT has actively participated in the development of the repair plan. They reported that they reviewed the report prepared by Arup and have no objection and that they reviewed the plans at the 50 percent and 100
percent levels and provided comments.

This summer, following an RFP, we retained Pavarini McGovern as construction manager, who bid on the job as sub contractors and is now ready to perform the work.

Today we are asking for authorization to approve the amendment to that contract to fund the repair work.

The design was completed by Arup. The drawings were provided by Pavarini McGovern, who distributed them to a pre-qualified list of subcontractors.

Having received competitive proposals from at least three, but in most cases, five or more subcontractors for each discipline, Pavarini is currently in the process of interviewing the prospective subcontractors and vetting the bids as part of the subcontractor selection process.

It is anticipated that the subcontractor selection will be complete and Pavarini will then deliver a guaranteed maximum price proposal to BBP by mid October.

BBP is requesting that the board
approve an expenditure of up to $3,120,000. This board's limit is comprised of capital and the overhead profit insurance contingency and the current low subcontractor bids.

In addition, the board will then include the BBP owner contingency, which will be used to fund any unforeseen conditions or unexpected overages.

The board limit is a conservative estimate for the cost of work and BBP anticipates that the final cost will be less than our current estimate, as Pavarini continues to negotiate the final contract values with the subcontractors.

There were also certain other repairs to the bridge that needed to be made due to an inadvertent, unrelated construction incident that occurred this past spring. A machine hit the underside, under span -- underside span 6 in May and de-seeded cables in a few locations. The cables need to be reinserted into their proper locations to prevent further damage to the bridge.

The site contractor is responsible for the cost of this work.

Please note that the cable
incident has not affected the overall schedule and we intend to reopen in spring 2017.

The next amendment is for renovation work at Old Dock Street, which will complete Empire Fulton Ferry. This work will finalize the design at the entrance to the park between Empire Stores and St. James and will consist of our temporary park benches, bike racks and tress.

We will be exercising an alternate to the Pier 5 Uplands' contract to provide electrical infrastructure to the project.

BBP staff respectfully recommends approval of these requests.

CHAIRWOMAN GLEN: Great.

Thank you.

I just want to note also that the team has been unbelievably responsive to my office and sat with my staff and the Commissioner of Transportation, et cetera, really parsing through every bit of this process with respect to, you know, getting the bridge back up online.

And it's something personally very dear to the Mayor's heart and so I think he's been
really almost micromanaging this process and I dare say, wants to commend the staff for the unbelievable work and the staff of Arup who has made a great partnership.

We are moving forward and that we should probably see some progress of what I know is a very vexing issue for many people on the board and I feel that good about that.

Questions and comments from the Directors on this?

DIRECTOR WITTY: I just want to say that I think given the mess we were in and the unique location here, I think Arup has done a really fine job in not just identifying all the issues, but explaining them in a lay person's terms.

And I would -- I want to thank them, because I think it's now very clear, exactly what's wrong with this thing and exactly how we can fix it. And I hope the public appreciates the fact that we've been really working hard on this issue at the Brooklyn Bridge, as everybody else does and the quicker we can get it reopened the better it will be.
DIRECTOR GUTMAN: I would second all of that. But I would also like the record to note that in an excess of caution, I am abstaining on the Squibb Bridge emergency repairs portion of the motion. I'll be voting on the rest, but not on that part.

DIRECTOR OTT: Just to sort of reiterate Director Witty's comments and the Chair's comments.

Thank you for this presentation. It really updates a lot of things. I don't know anything about bridges, but for a lay person, it was good so I appreciate that.

Just a couple of quick questions. The -- we're still on a time line for this spring?

MS. KIRSHNER: That's correct.

DIRECTOR OTT: Okay. Great.

And in terms of sort of this presentation, I would still love to see and I don't mean on this point, but when the damage first happened, kind of like an incident report that kind of goes more in depth on what happened specifically and sort of kind of the four points here cover like
how this -- it affects that. I understand litigation might make that difficult now but is that still something you think would be feasible before the bridge reopens?

MS. MANDEL: Yes. At this point our complaint sets forth our position and we have distributed it to the directors.

DIRECTOR OTT: That is the subject for litigation?

DIRECTOR GUTMAN: That is the subject of litigation.

MS. KIRSHNER: That is the subject of litigation but the complaint lays out our recent --

DIRECTOR OTT: Right, right, and I guess, my thought process was more like something that handles the general public, that people would kind of just look at and understand and like, hey, this bridge is safe now and this is why.

CHAIRWOMAN GLEN: You mean after the repairs are completed?

DIRECTOR OTT: Yeah. Or sort of in advance of reopening, or close to reopening, something that kind of explains to the people what
went on and what was involved and why.

CHAIRWOMAN GLEN: Well, we could do something similar to this presentation.

DIRECTOR OTT: Yeah.

CHAIRWOMAN GLEN: Well, we can certainly --

(Overlapping conversation.)

MR. LOWEN: We'll just post this on the Brooklyn Bridge website and folks can see that and it's pretty good demonstration of what happened.

CHAIRWOMAN GLEN: Translated in all its --

DIRECTOR OTT: Last question. Do these repair authorizations, does the contract include, or guarantee you know, how long the work will be for or how long the bridge will be opened for?

MS. KIRSHNER: We'll get back to you.

CHAIRWOMAN GLEN: Any other questions or comments?

DIRECTOR VINICOMBE: Are there going to be any changes to the access of the bridge
as far as people being able to --

MS. KIRSHNER: Right now the bridge is closed so it will remain closed until it reopens and then it will be as it was in the beginning.

So the first stage -- no, no. It's just this tall, skinny, complicated scaffolding that we have to build.

CHAIRWOMAN GLEN: Other questions about the bridge?

(No response.)

CHAIRWOMAN GLEN: Okay. We're very excited.

So at this point, I would like to ask Directors for a motion to approve the request on all of these three items. I recognize Director Gutman is abstaining from one particular portion.

Do I have a motion?

DIRECTOR VINICOMBE: So moved.

CHAIRWOMAN GLEN: Second?

DIRECTOR SILVER: Second.

CHAIRWOMAN GLEN: All in favor?

(Chorus of "ayes" with Director Gutman recusing.)
CHAIRWOMAN GLEN: Against.

(No response.)

CHAIRWOMAN GLEN: Motion is approved.

So at this point, I would like to turn it over to Ms. Myer for presentation of the President's report.

But before I do, I would like to just take one minute, or probably more like two minutes, I promise to be somewhat short, to recognize that this is Regina's last meeting as President of the board.

I'm sure there will be many opportunities over the next couple of weeks to celebrate her accomplishments here, but I do think it's critically important for the record and for the public to really acknowledge, and for us to show, our appreciation and respect to everything Regina has done.

She has been doing this for nine years. This is the first thing Regina has truly, truly put her heart and soul into this park and to what I think we can all say is now one of the great treasures, not just for Brooklyn but for New York
City. And, in fact, I travel around the globe and I think Commissioner Silver will concur, that Brooklyn Bridge Park is really the -- one of the great treasures of the United States and it will model what a city can do with a derelict and underutilized, and sort of industrial wasteland, into an extraordinary park that works on so many different levels, as a place for active recreation, for passive recreation, for literally the world to come together.

And I'm always struck when I come on the weekends, to see how many folks are using this park and the ways in which they're using it, both inter-generationally in a way that's been defined, as I think we all strive for but very rarely get to see in front of us.

It's a place where we manage to balance the use of the non-profit and community programming with smart, for-profit uses that have allowed us to keep this park operating at the level that it has been, again, a model for the City, for the nation and for the globe.

I think this this is a person who has literally defined heart and fearlessness and
perseverance and done it with grace and unbelievable partners made and I know, even though it's very sad to see her leaving, that there's sort of this perfect continuum in a circle, which all of you are part of. It feels like you're just doing some trading places around the table. But what a great table. What a privilege to have worked with Regina. I'm very excited to work with her in her new role where I know she will continue to be a huge supporter of the park.

But I just want us to all recognize and thank Regina for really, it hasn't been easy, nothing this fabulous and this hard is easy.

You have been a great public servant.

We thank you very much and we wish you well in your next venture.

(Applause.)

PRESIDENT MYER: Okay. So thank you, Chairwoman Glen. Thank you so much.

I'd like to being by reporting to you all on the park highlights since we met in June, of which there's been some really significant
things.

Show you some slides.

Construction on Pier 5, the Uplands project has been proceeding this summer. The work is now complete as you can see there and the foundation work for the boathouse and the M and O building is ongoing.

We're looking forward to a wonderful new park opening by late next year, late next spring, along with new public restrooms in this section of the park.

At Pier 3, our contractor is mobilizing the major undertaking of our last pier project. We're projecting opening in the spring of 2018. I'll just remind you that this is a major new lawn and a really fantastic new play space with salvaged materials from our site, and I really look forward to seeing this landscape completed.

In terms of our development sites, there's been dramatic progress across the park. At Empire Stores, West Elm opened its headquarters and retail store in mid August. And although they were formerly only a block away on Front Street, by all accounts retail activity in this location is
through the roof. If you haven't been into the new store, I really hope you can make it to their opening later this month. And they've done a phenomenal job with fitting out of the space.

Midtown Equities is projecting the remainder of the tenants in Empire Stores will be in place by early spring. So they'll be another major opening of the entire facility at that point, including the space for the Brooklyn Historical Society.

At 1 John Street, construction is now complete and the occupants are in the process of finishing their closings and moving in. And Alloid is finishing the surrounding landscape, including the connection to the waterfront from Pearl Street and John Street, which is a key, right Tucker?

The studio annex for the Brooklyn Children's Museum, which is to be known as Scarf (phonetic), that's the new name for the children's museum is officially opening on October 15th. We're really proud of that partnership. The Brooklyn Children's Museum has high quality programming to the Borough.
The marina did open in July and is now ramping up its activity. We are just so thrilled. We have motorized boats and all the activity that comes with that. It's right outside our door and down Joralemon Street.

At Pier 1, the hotel construction is still ongoing, though residents had begun moving into the Pier House Condominium, work continues on the surrounding landscape as well and the hotel is projected to open immediately after Thanksgiving. So that will be a really exciting change for the park. There will be a new hotel and full food and beverage opened by the new year. So look out for those openings.

In terms of Pier 6, there is -- we discussed this earlier, Arup is proceeding with the final design of the building at this point.

And then lastly, at St. Ann's Warehouse, the Triangle Garden, you know, all opened this summer. It's really important that another really beautiful dimension to the activities at St. Ann's Warehouse and with the Taylor Mack (ph) performance this month, they are now underway with their second season and I'm so
happy that St. Ann's Warehouse is a part of the
park.

In terms of programming, we had a
wonderful summer this year with the acres of new
parkland in DUMBO, and a broader slate of
activities and events, we saw an average of 33,000
visitors a week this year. And I think what's
really interesting about the park now is that we're
seeing visitorship actually even out across the
full week, that it's not just the weekend. In
fact, our weekends have been sort of stable but
it's our full weekdays in the summer that really
have been brought to life. And I think especially
summer camps and after school and field days have
all really flushed out the week in Brooklyn Bridge
Park.

In terms of programming, we've had
some great highlights this summer. So I'll go
through a few slides.

Photo Hill just the other weekend
it was underneath the Brooklyn Bridge Plaza in the
space that we finally have as DOT is completing its
reconstruction of the Brooklyn Bridge. It was a
fantastic long weekend of photography in the park.
Earlier this summer, in the same space, we had hosted a hip hop festival under the Brooklyn Bridge as well which was also very well attended and really just a great partner Brooklyn Bodega.

At 99 Plymouth this year, Brush Arts kids and teens returned to 99 Plymouth to create a delightful, site specific murals sponsored by the Brooklyn Bay -- excuse me, inspired by the Brooklyn based artist, Denovio Bailey (phonetic). And those were a beautiful set of murals done by kids, which I was so proud to see.

At Pier 6, the Public Art Fund presented Understanding Martin Creed's work, which I think was particularly well thought and really well felt this summer time. The partnership we had with the Public Art Fund is something we're all very proud of and we're sure they'll be something great for next year.

Bridge Grooves was a new music series that we launched with our partner, the Blue Bridge Park Conservancy and the Brooklyn Bodega. This is something that I am particularly excited about for next year and that expanding as we take
on the stewardship of having music in the park.

And then lastly, something that just came to us a few weeks ago, it's Mary Magdlynn's (phonetic) barge project swale. Mary Magdlynn has devoted her art to thinking about food and sustainability and the waterfront and this is actually the second time she's brought work here. She originally -- she brought Water Pilot to the park in 2009. So we're so happy to be having a continuing relationship with Mary and thinking about how she thinks about sustainability.

A few things that I don't have slides to talk about, but are equally as important: As a part of the Mayor's citywide ferry initiative, Pier 6, will be considered a stop in the Southern Brooklyn Ferry Route. So that's been announced previously but we're very excited this is going to happen next spring.

And I would want to particularly thank the entire BBP team that's headed by Director Torres-Springer for helping make that happen. So we'll have that construction and it will be good for all, a much larger ferry service than Atlantic Avenue.
And then lastly, I want to talk about the pool. I think we all know Brooklyn Bridge Park loves to swim, and we all understand how great it is to swim in the park. And as much as we love the pop up pool, we all know that a permanent facility is the right thing for Brooklyn. And so at this point, today we're letting you know that we decided to keep the pop up pool for one more year, giving us this time --

(Applause.)

PRESIDENT MYER: -- to explore a permanent solution with our elected officials and our community partners.

So we have a long way ahead of us but I think that having added the pool to our park would be a wonderful addition that we have to work toward together.

And finally, since this is my last Board of Director's meeting, and as Alicia mentioned, I'll be leaving in two weeks, I can say in confidence that we altogether have achieved the goal of creating a truly democratic space and secured its future.

I'm tremendously proud of the work
we've all done over the last decade.

I'd like to thank Alicia Glen for her phenomenal leadership in adding -- having housing inclusivity to the park and embracing all things Brooklyn as an Upper westsider.

And to all the Directors --

A VOICE: That's the one thing she's known for.

(Overlapping conversation.)

PRESIDENT MYER: Yes. And to all the Directors, past and present, for all of your input and advice and guidance and prodding, you have really, really steered this park for this past nine years.

To Michael Van Valkenburg and Associates entire design team, I think we know by just the popularity and the spirit of the park, that it's been designed and that everyone who comes to, it has an enduring design, that all New Yorkers know that we brought the waterfront back to life. And they all know that it's a deeply organic place. It's a deeply urban place and in the end, it captures the spirit of our entire City.

And so I thank the entire design
And then the Brooklyn Bridge Park staff, it's your passion, your commitment, your intelligence, your 24/7 hours sometimes, that makes the Brooklyn Bridge Park superb every day. You have figured out how to care for this park and you've figured out how to pay for it. It's been a big, big adventure and being President of Brooklyn Bridge Park has been the job of a lifetime for me. So I want to end this presentation with a short video which truly encapsulates how wonderful Brooklyn Bridge Park is as a day in the life.

(Video presentation.)

(Applause.)

CHAIRWOMAN GLEN: Okay. On that very upbeat note, are there any other matters that the Directors would like to discuss before we go into the public testimony portion?

(No response.)

CHAIRWOMAN GLEN: Okay. Everybody will hold their lovely thoughts for Regina another day so we can get to the public. So for the remainder of the
meeting we will hear comments from members of the public. We have time to hear everybody I have right now. I only have eight cards. Anyone else who wishes to speak should have filled out a card in the front.

We're going to accommodate everybody. As I said, please, limit your remarks to two minutes. And then the second you hear your bell and then we'll move on to the next speaker.

The first speaker is Nancy Webster from the Brooklyn Park Group.

MS. WEBSTER: Thank you all.

And while there are many things about Brooklyn Bridge Park that I would love to comment on, obviously, we're so excited to see the Squibb Park Bridge coming back on line and we share Regina's comments about the fantastic summer in the park.

The -- the comment and pressing thing that I would like to say today is to basically say on behalf of the Conservancy is just thank you for nine years of absolutely extraordinary leadership in building a park that certainly the Conservancy feels and I believe, you
know, the community feels is just an incredible resource.

And I would also say on a personal level having spent -- having spent so many days, so many evenings in the office with you, that your dedication, commitment to Brooklyn Bridge Park, I believe, knows no bounds and I just wanted to thank you so much for the work you've done. So happy that Brooklyn is not losing you, and that you will be up the hill and a quick phone call away.

Many salutes to you, Regina.

CHAIRWOMAN GLEN: Lucy Kotene.

Followed by Lee Levine.

MS. KOTENE: This is going to be short.

Hi. I'm Lucy Kotene. I'm going to make this really short. I just hope that the future for CAC, is that the CAC gets a more collaborative response from the get go, something in the nature of -- let's see how we can make that work, whatever the suggestion is so that the community gets what they want and the -- for their park and gets the first response, and I'm thinking, for example, the pool.
I know the electeds sent a letter a couple of months ago asking for an evaluation of the pool. And I'm very happy to see that now after intense lobbying, the people here really worked very hard as volunteers. They got petitions signed and there was a research project done by our representatives. There was a press conference.

Anyway, I'm really happy to hear that the park is continuing with the pool for another year. We hope that you can extend that and in that year's time, we can come up with a solution for a permanent pool. And -- and that would be great because for 35 years, this is what the community had asked for, the number one pool, permanent pool and it would be even better if it could be a year-round pool like the Imagine pool where they'd be competition and they've been getting rave notices about.

The -- we saw the Olympics and how much attention was given to swimming and to the leaders and to the people who won the awards. I'd like to see that in Brooklyn. Brooklyn should be at like at the top of the swimming and that would be a natural event. It's the first step. I'm
really happy about that.

And I just want to thank Regina.

We haven't always agreed on everything but we thank her for her tremendous service.

Thank you very much.

(Applause.)

CHAIRWOMAN GLEN: Lee Levine.

MR. LEVINE: Thank you.

Good afternoon.

I'm Lee Levine and I represent, Love Our Pool.

And obviously, I want to thank Regina and Melinda and Pat and Lucy and Community Board 6.

We're an organic group that just sort of sprouted up this year. We're made up of families with children that have been using the park pop up for multiple years and as you'll hear, some of us have been traveling -- and well, I used to travel an hour and ten minutes from the Squibb Bridge existed from Kensington and it's now about an hour and 25 minutes.

My son, who's now seven, has been using the pool for four years. But it's exciting
that the Conservancy have really been responsive to
us and our goal is to work cooperatively. We
wanted to put into place a pragmatic solution for
next summer so our children would have a place to
swim. But we really are excited about the grander
vision of helping to create a permanent pool that
is aesthetically, as well as practically a boom to
the park and a boom to the families in our
community.

So thank you for helping all of
our families. We appreciate it.

(Applause.)

CHAIRWOMAN GLEN: Julie and
Shannon Berkley (phonetic).

MS. JULIE:

Hi. I just wanted to thank you
again for saving the pop up pool for another year.

I have a severely disabled son who
-- who's willing to travel more than an hour from
Bay Ridge every single day during the summer to
attend this pool. We belonged to the Fort Hamilton
Pool in the Army Base. We've been to the Red Hook
Pool. We have been to the Sunset Pool. We've been
to numerous pools in New York, but due to the size
and the depth of the pool and the limit of people who are allowed in at a time, it allowed him to blossom and learn to swim.

And I'm thanking you personally for this opportunity for another year where he can thrive. And hopefully we will have a permanent fixture in that pool and I'd also like to congratulate you all.

I remember when there were three dirty trailers at the end of the road, full of graffiti every day and somebody from the MTA down there spraying it down. And I'm glad it's no longer like that. But I'd also like to see what is grown out of it for this community where people go to the pool every week, where they know each other, where they understand my child's limits, I understand their children's limits and we can work together as a community I remember growing up with.

CHAIRWOMAN GLEN: Thank you.

(Applause.)

CHAIRWOMAN GLEN: (Inaudible.)

FEMALE VOICE: I too, would like to thank you for saving the Brooklyn Bridge Pool.

It's a tremendous resource. My
nine-year old niece, it's her favorite place in Brooklyn during the summer and it's a place that's a gathering place. She brings friends there and it's a tremendous resource.

So thank you for saving the pool and giving us one more year and, hopefully, many more.

(Applause.)

CHAIRWOMAN GLEN: (Inaudible.)

FEMALE VOICE: I have a son. We've been using it for summer and we really enjoy it. Thank you and we look forward to spring next year. And we hope there's a permanent one.

(Applause.)

CHAIRWOMAN GLEN: Ren Richmond and Sandy Balboza.

MR. RICHMOND: On Pier 6, I encourage the board to carefully read David Lowen's affidavit. The 2017 update in June was based on old data and had large errors in it.

DOF had assessed John Street at a level 40 percent higher than was in the park model. In that update, David assumed, and he thought, apparently in his mind it was a unreasonable
assumption, but made a higher estimate for Pier 1. And there's a large typo, making these changes, the deficit was -- first the maximum deficit by his math was overstated by 70 percent, decreased from $243 million to $100 million. And that's just over -- and that's over the period to the max deficit. So if you looked over the whole period, you know, since the year of the max deficit moves, based as this model has changed. You should ask hard questions. What is the incremental revenue over the forecast period?

The typo. It's a big number. This model was supposed to be checked. It's the type of error that, you can take five seconds and you'd see it. And do sensitivities. Like if David's not happy with this number, look at other numbers. And the board should ask whether the park missed other errors. This is all going to become public and hint, you know, that's not the only one.

So, you know, there was a commitment made here and when you have a model with this type of errors, which we've been talking about for years, this shouldn't happen. It's a public responsibility.
Thank you.

(Applause.)

CHAIRWOMAN GLEN: Sandy Balboza

and then (Inaudible.)

MS. BALBOZA: Bye, Regina.

So I am here to talk about the

Pier 6 dog run. And I wanted to start by saying

I'm one of the users of the dog run and we

appreciate the efforts of the Brooklyn Bridge Park

Corporation, Regina, the board supporting the best

options that service the dog run.

The Pier 6 dog run community has

petitioned the Brooklyn Bridge Park Corporation to

install canine grass in the Pier 6 dog run. The

existing pea gravel surface needs to be replaced,

including the the drainage sump. It is an

opportunity to put in a surface that's compatible

with the way dogs play in the dog run.

The -- a report was done last year

by a Pier 6 dog group at the request of the

Brooklyn Bridge Park Corporation. We researched

epoxy-coated asphalt, which is used in the Main

Street dog run, which creates a lot of injuries

here. The pea gravel, which is in currently in the
Pier 6 dog run, stone dust, which is -- and canine grass, all materials that are used in dog runs.

The -- the Brooklyn Bridge Park Corporation has been misrepresenting canine grass as the material that has a track record. It is easy to maintain. It is good for dogs in a pattern with the way dogs play in the dog run, and it looks attractive.

The -- I think I didn't say -- the study, the report, that we did included that canine grass, was the best material and the safest and cleanest and easiest to maintain with dogs.

So I'm hoping that -- that we can further discuss this with the new President of the Corporation, but I think that this is an opportunity to -- the current surface has to be changed at Pier 6, that we can use something that is made for dogs and it's the only one of the materials that I mentioned that is used for dog litter. The epoxy-coated asphalt has no drainage. It's used in -- on the road. Gravel is used in gardens and driveways. Wood chips are used in gardens. None of these materials -- I think we need to advance, since dog runs started, and that
we've been looking to the future what is best for the dogs.

So that's -- that's it.

(Applause.)

CHAIRWOMAN GLEN: Thank you.

Rafael.

MR. RAFAEL: My name is Rafael and I'm Brooklyn director for State Senator Daniel Squadron.

I first want to thank President Myer for everything she's done for the park. We also want to thank the City and the park for extending the pool.

Daniel's led an all-year effort to get the pool extended, working luckily with both Save Our Pool this summer. We designed a survey on how to engage park users on what the pool meant to them and what losing the pool would mean.

The results of the survey that we found overwhelmingly that the pool was wildly popular and really was a pool not just for the surrounding communities but Brooklyn as a whole. Eighty percent of the pool users were from outside of the zip code where the park was located.
And Love Our Pool collected over 1,000 signatures to extend the pool.

We appreciate the extension and the focus on a permanent pool. As you know, the pool has been a part of the community in the park.

So that said, Daniel really appreciates the extension. And, again, we want to thank the park and the City and Love Our Pool for everything that they've done.

Thank you.

(Applause.)

CHAIRWOMAN GLEN: Thank you.

It is now 12:15.

I want to thank everyone for coming today and ask for a motion to adjourn today's meeting.

DIRECTOR CONNOR: So moved.

CHAIRWOMAN GLEN: Second?

DIRECTOR HYMAN: Second.

CHAIRWOMAN GLEN: All in favor?

(Chorus of "ayes.")

CHAIRWOMAN GLEN: Motion is approved.

Today's meeting is adjourned.
Thank you, everybody.

(At 12:18 p.m., the proceedings were concluded.)
STATE OF NEW YORK )

SS.

COUNTY OF NEW YORK )

I, MARC RUSSO, a Shorthand (Stenotype) Reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing pages 1 through 51, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

IN WITNESS WHEREOF, I have hereunto set my name this 17th day of November, 2016.

Marc Russo

MARC RUSSO

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