

HUGH L. CAREY BATTERY PARK CITY AUTHORITY

Meeting of the Members  
200 Liberty Street, 24<sup>th</sup> Floor  
New York, NY 10281  
April 12, 2023

Members Present

Donald Capoccia, Acting Chair  
Louis Bevilacqua, Member (remote)  
Martha Gallo, Member (remote)  
Anthony Kendall, Member  
Catherine McVay Hughes, Member  
Lester Petracca, Member

Authority Staff in Attendance: Benjamin Jones, President and Chief Executive Officer  
Donna A. Canfield, Deputy General Counsel, Labor & Employment  
Gwen Dawson, Vice President, Real Property  
Pamela Frederick, Chief Financial Officer/Treasurer  
Abigail Goldenberg, General Counsel  
Megan Hood, Deputy General Counsel, Real Estate  
Craig Hudon, Vice President of Parks Programming  
John Lonie, Communications & Public Affairs Coordinator  
Eric Munson, Chief Operating Officer  
Lauren Murtha, Paralegal/Assistant Corporate Secretary  
Jahmeliah Nathan, Vice President of Administration  
Jason Rachnowitz, Director of Financial Reporting  
Alexis Torres, Chief of Staff  
Yves Veve, Director of Infrastructure

Others in Attendance: Various Members of the Public

The meeting, called on public notice in accordance with the New York State Open Meetings Law, convened at 1:24 pm.

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The first item on the agenda was a request for approval of the minutes of the March 8, 2023 meeting. Upon a motion made by Ms. McVay Hughes and seconded by Mr. Petracca, the following resolution was unanimously adopted:

**APPROVAL OF MINUTES OF THE MARCH 8, 2023 MEETING**

BE IT RESOLVED, that the minutes of the meeting of the Members of the Hugh L. Carey Battery Park City Authority held on March 8, 2023, are hereby approved.

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Next, there were four comments submitted by the public that were presented during the period of public comment.

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The next item on the agenda was the M/WBE Utilization Report presented by Ms. Nathan.

Ms. Nathan reported that for the month of February 2023, 20.443% of the Authority's qualifying spend of approximately \$1,500,000.00 was paid to MWBEs. Of this total amount, 5.22% was paid to MBEs, and approximately 23.22% was paid to WBEs.

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The next item on the agenda was an update on the Authority's resiliency projects by Mr. Jones.

Mr. Jones began by noting that on the Northwest Resiliency, work continues with the progressive design build team on developing the 30% designs. The initial draft was expected by May. Community workshops on the various resiliency segments for different portions of that project, and a range of meetings with the stakeholders, specifically building managers, Gateway Plaza management, and Tenant's Association have been productive. Other upcoming meetings include government partners such as DOT and Independence Plaza tenants, etc.

On the South, the biggest milestones are the Pier A Plaza/Battery Site Work and Near Surface Isolation Construction Services and the Special Inspections and Laboratory Testing Services, which were further discussed by Ms. Dawson later in the meeting.

With regard to the sustainability front, Mr. Jones emphasized being excited for the Authority's Earth Week roster of events starting on April 17. He said events would be advertised for a variety of programs and educational opportunities that were engaging local schools in, and more.

Mr. Jones also ensured the Members that the community was and will continue to be notified of all meetings underway for the North projects. He mentioned working in partnership with the Community Board to get the word out.

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The next item on the agenda, presented by Ms. Goldenberg, was approval of pre-qualified panel to provide legal services.

Ms. Goldenberg noted the Legal Department recently conducted a competitive procurement to empanel a group of qualified attorneys to represent the Authority in the various required appearances and representations that we need throughout the years. There was a very robust response to the competitive procurement, and she was pleased to provide to the Board a proposed panel of attorneys, some old faces, some new. She then requested that the Board approve the panel of preapproved legal counsel to be used in accordance with our prequalified policy.

Upon a motion made by Ms. McVay Hughes and seconded by Mr. Kendall, the following resolution was unanimously adopted:

### **APPROVAL OF PRE-QUALIFIED PANEL TO PROVIDE LEGAL SERVICES**

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the “President”) of the Battery Park City Authority or his/her designee(s) be, and each of them hereby is, authorized and empowered to approve the panel of pre-qualified law firms described on Appendix A attached hereto, for a period of three (3) years, with the option to extend the approval period for up to one (1) additional year at the discretion of the General Counsel, during which time the Authority will enter into retainer agreements (the “Agreements”) with firms on an as-needed basis, in accordance with the requirements of the Authority’s Pre-Qualified Vendor Policy; and be it further

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Agreements on behalf of the Authority, subject to such changes as the officer or officers executing the Agreements shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Agreement; and be it further

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

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The next item on the agenda, presented by Ms. Dawson, was a request for authorization to enter into a contract with Battery Park Constructors, LLC for the SBPCR Pier A Plaza/Battery Site Work and Near Surface Isolation Construction Services.

Ms. Dawson stated that the Battery Park Constructors, LLC was the third and final contract award related to the South Battery Park City Resiliency Project. This particular construction contract covers the portion of the South project that covers Pier A Plaza, the North section of the Battery over to State Street, and the interior drainage components. The RFP was issued in December and, in February, six proposals were received. Proposals were evaluated in accordance with the criteria provided in the RFP and four of the six were chosen to be interviewed. Following the interview and the final evaluation, Battery Park Constructors was rated the highest technically among the four interviewed proposers and had also provided the lowest cost proposal.

As a result, of the technical evaluation and the best value determination related to the technical evaluation and the cost proposal, the committee and the Real Property Department proposes that the Authority enter into a 30-month contract with Battery Park Constructors, LLC in a not-to-exceed amount of \$73,593,000 which is inclusive of a lump sum fee of \$69,543,000 and \$4,050,000 in allowances. The allowance of \$4 million that was provided and consistent with the prior contracts that have been awarded to allow for a certain amount of field changes and change order related work to be approved within the contract amount without the necessity of coming back

to the Board for approval of those amounts. Those would be processed through our normal internal rigorous change order review process, and anything above that amount and/or that exceeds the amount provided will be brought back to the Board for approval.

Upon a motion made by Mr. Petracca and seconded by Ms. McVay Hughes, the following resolution was unanimously adopted:

**AUTHORIZATION TO EXECUTE A CONTRACT WITH BATTERY PARK CONSTRUCTORS, LLC FOR THE SOUTH BATTERY PARK CITY RESILIENCY PROJECT: PIER A PLAZA / BATTERY SITE WORK AND NEAR SURFACE ISOLATION (NSI) CONSTRUCTION SERVICES**

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the “President”) of the Battery Park City Authority (the “Authority”) or his/her designee(s) be, and each of them hereby is, authorized and empowered to enter into a thirty (30) month contract with Battery Park Constructors, LLC in the not-to-exceed amount of seventy-three million, five-hundred and ninety-three thousand dollars (\$73,593,000), inclusive of a lump-sum fee of sixty-nine million, five-hundred and forty-three thousand dollars (\$69,543,000) and four million and fifty-thousand dollars (\$4,050,000) in allowances, to perform the general site and infrastructure construction contractor services associated with the South Battery Park City Resiliency Project: Pier A Plaza / Battery Site Work and Near Surface Isolation (NSI) Construction Services; and be it further,

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Authority, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Contract; and be it further,

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

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The next item on the agenda, presented by Ms. Dawson, was a request for authorization to enter into a contract with Amaracon Testing & Inspections, LLC for the SBPCR Special Inspections and Laboratory Testing Services.

Ms. Dawson began by explaining to the Members that the next approval covers the special inspections and laboratory testing services associated with the bulk of the South Battery Park City Resiliency Project. The New York City Building Code and the rules of New York require that certain project-related conditions, materials, operations and equipment be inspected and/or tested to verify their compliance with the specific code requirements. We have previously awarded work associated with the pavilion demolition and construction under separate contracts and job orders.

This particular contract would cover all of the site work related to the project, that includes Wagner Park, Museum of Jewish Heritage, Pier A Plaza, the Battery, and the interior drainage components.

There was an RFP issued in February and, in March, we received eight proposals from a group of qualified companies that perform these services. They were evaluated in accordance with the requirements provided in the RFP and three of the firms were chosen to be interviewed. As a result of those interviews and an evaluation of the proposals, Amaracon was rated highest technically among the proposers. When the cost proposals were reviewed it was determined that Amaracon was the second lowest cost proposal. There was one lower cost proposal that had been submitted by Urban Engineers, but it was about 5% lower, about \$56,000 lower. However, there were some questions regarding Urban's calculation of its cost proposal that were not satisfactorily answered during their interview and the committee concluded that Amaracon's cost proposal was the more reliable of the two. This is extremely important because, again, there is an allowance of \$100,000 provided in this contract because it is impossible to know exactly what tests we will ultimately need. Being able to accurately price those individual tests according to the cost proposal is an important element of the overall cost proposal.

The committee concluded that Amaracon had extensive experience with special inspections and testing of relevant and similar types of projects, had achieved the highest technical score, and had a fair and reasonable cost proposal. And we are proposing that the Board approve the award of a contract in the amount of \$1,064,250 inclusive of a \$100,000 allowance to perform the special inspections and laboratory testing services. In light of the fact that this cost proposal was slightly higher than the lowest cost proposal, we would also propose to have the Property Department go back and talk to Amaracon to determine whether we believe that their cost proposal can be lowered to match the lowest proposal received by the Authority.

Upon a motion made by Mr. Kendall and seconded by Mr. Petracca, the following resolution was unanimously adopted:

**AUTHORIZATION TO EXECUTE A CONTRACT WITH AMARAACON TESTING & INSPECTIONS, LLC FOR THE SOUTH BATTERY PARK CITY RESILIENCY PROJECT: SPECIAL INSPECTION AND LABORATORY TESTING SERVICES**

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the "President") of the Battery Park City Authority (the "Authority") or his/her designee(s) be, and each of them hereby is, authorized and empowered to enter into a thirty (30) month contract with Amaracon Testing & Inspections, LLC in the not-to-exceed amount of one million, sixty-four thousand, two-hundred and fifty dollars (\$1,064,250), inclusive of one-hundred thousand dollars (\$100,000) in the form of an allowance, to perform the South Battery Park City Resiliency Project: Special Inspections and Laboratory Testing Services; and be it further,

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Authority, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Contract; and be it further,

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

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The next item on the agenda, presented by Ms. Dawson, was an authorization to amend a contract with CSA Group NY Architects & Engineers, P.C. for the 200 Rector Place Interior Services Project.

Ms. Dawson began by explaining that the Authority has a contract with CSA Group, New York Architects and Engineers (“CSA”) for design services related to 200 Rector office space. This office space was leased at 200 Rector back in 2016 to house our security force at the Authority as well as to provide certain additional meeting space, which is used by the community frequently. The interior work at the rented space is the responsibility of the Authority and there were some electrical and HVAC repairs and updates required. The Authority entered into a contract in 2022 with CSA with the expectation that work would be completed within a year, however, the contract with the electrical contractor took longer than expected to put into place and so an additional five months is needed for CSA to complete this work. No additional costs, just time.

Upon a motion made by Mr. Petracca and seconded by Mr. Bevilacqua, the following resolution was unanimously adopted:

**AUTHORIZATION TO EXECUTE AN AMENDMENT WITH CSA GROUP NY ARCHITECTS & ENGINEERS, P.C. FOR 200 RECTOR INTERIOR SERVICES PROJECT**

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the “President”) of the Battery Park City Authority (the “Authority”) or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute an amendment to extend the term of the Authority’s contract with CSA Group for the 200 Rector Interior Services Project from April 10, 2023 through September 10, 2023; and, be it further,

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Authority, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Contract; and be it further,

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

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Mr. Petracca made a motion to enter Executive Session, which was seconded by Ms. McVay Hughes, to discuss proposed, pending or current litigation. The Members entered Executive Session at 1:50 p.m.

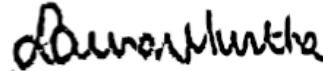
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The Members exited Executive Session at 3:15 p.m.

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There being no further business, upon a motion made by Mr. Petracca and seconded by Ms. McVay Hughes, the Members unanimously voted to adjourn the meeting. The meeting thereupon adjourned at 3:15 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lauren Murtha".

Lauren Murtha  
Assistant Corporate Secretary

**Appendix A** - 2023 Legal Panel

<b><u>Practice Area:</u></b> <b>Land Use</b>	Firm Name	
	Bryan Cave Leighton Paisner LLP	
	Carter Ledyard & Milburn LLP	
	Fried, Frank, Harris, Shriver & Jacobson LLP	
	Greenberg Traurig, LLP	
	Herrick Feinstein LLP	
	Holland & Knight LLP	
	Kramer Levin Naftalis & Frankel LLP	
	Mintzer Mauch PLLC	
	Orrick Herrington & Sutcliffe LLP	
	Paul, Weiss, Rifkind, Wharton & Garrison LLP	
	Schoeman Updike & Kaufman LLP	
	Sive Paget & Riesel PC	
	Skadden, Arps, Slate, Meagher & Flom LLP	
<b><u>Practice Area:</u></b> <b>Construction</b>	Firm Name	
	Bryan Cave Leighton Paisner LLP	
	Goldberg Segalla	
	Greenberg Traurig, LLP	
	Hawkins, Delafield & Wood	
	Herrick Feinstein LLP	
	Hoguet Newman Regal & Kenney LLP	
	Holland & Knight LLP	
	Ingram Yuzek Gainen Carroll & Bertolotti, LLP	
	Nossaman LLP	
	Orrick Herrington & Sutcliffe LLP	
	Schoeman, Updike and Kaufman LLP	
	Sive Paget & Riesel PC	
	Skadden, Arps, Slate, Meagher & Flom LLP	
	Tiber Hudson LLC	
	Wasserman Grubin & Rogers LLP	
	Wilson Elser Moskowitz Edelman & Dicker LLP	
<b><u>Practice Area:</u></b> <b>Labor &amp; Employment</b>	Firm Name	
	Arent Fox LLP	
	Ballard Spahr	
	Barclay Damon	
	Bond Schoeneck & King	
	Bryan Cave Leighton Paisner LLP	
	Carter Ledyard & Milburn LLP	
	Goldberg & Segalla	
	Greenberg Traurig, LLP	



	Hoguet Newman Regal & Kenney LLP	
	Lewis Johs	
	Orrick Herrington & Sutcliffe LLP	
	Proskauer Rose LLP	
	Shoeman, Updike, and Kaufman LLP	
	Skadden, Arps, Slate, Meagher & Flom LLP	
	Tully Rinckey PLLC	
	Wilson Elser Moskowitz Edelman & Dicker LLP	
<b><u>Practice Area:</u> Municipal/Government Entity Representation and General Litigation</b>	Firm Name	
	Ballard Spahr LLP	
	Bond Schoeneck & King	
	Bryan Cave Leighton Paisner LLP	
	Carter Ledyard & Milburn LLP	
	Fried, Frank, Harris, Shriver & Jacobson LLP	
	Goldberg Segalla	
	Goulston & Storrs	
	Greenberg Traurig, LLP	
	Herrick Feinstein LLP	
	Hoguet, Newman, Regal, & Kenney	
	Mintzer Mauch PLLC	
	Orrick Herrington & Sutcliffe LLP	
	Shoeman, Updike, and Kaufman LLP	
	Sive Paget & Riesel PC	
	Skadden, Arps, Slate, Meagher & Flom LLP	
	Wilson Elser Moskowitz Edelman & Dicker LLP	
	Windels Marx Lane & Mittendorf LLP	
<b><u>Practice Area:</u> Real Estate &amp; Landlord/Tenant</b>	Firm Name	
	Bryan Cave Leighton Paisner LLP	
	Carter Ledyard & Milburn LLP	
	Fried, Frank, Harris, Shriver & Jacobson LLP	
	Goulston & Storrs	
	Greenberg Traurig, LLP	
	Herrick, Feinstein LLP	
	Holland & Knight LLP	
	Kramer Levin Naftalis & Frankel LLP	
	Mintzer Mauch PLLC	
	Orrick Herrington & Sutcliffe LLP	
	Paul, Weiss, Rifkind, Wharton & Garrison LLP	
	Schoeman Updike Kaufman & Gerber LLP	
	Sive Paget & Riesel PC	
	Skadden, Arps, Slate, Meagher & Flom LLP	

	Windels Marx Lane & Mittendorf LLP	
<b><u>Practice Area:</u></b> <b><u>Environmental</u></b>	Firm Name	
	Bond Schoeneck & King	
	Bryan Cave Leighton Paisner LLP	
	Carter Ledyard & Milburn LLP	
	Goldberg Segalla	
	Greenberg Traurig, LLP	
	Kramer Levin Naftalis & Frankel LLP	
	Mintzer Mauch PLLC	
	Orrick Herrington & Sutcliffe LLP	
	Sive Paget & Riesel PC	
<b><u>Practice Area:</u></b> <b><u>Public Finance</u></b>	Firm Name	
	Ballard Spahr LLP	
	Barclay Damon, LLP	
	Bond Schoeneck & King	
	Burgher Gray LLP	
	D. Seaton & Associates	
	Greenberg Traurig, LLP	
	Hawkins Delafield & Wood LLP	
	Holland & Knight LLP	
	Katten Muchin Rosenman LLP	
	Orrick Herrington & Sutcliffe LLP	
	Pearlman & Miranda LLC	
	Windels Marx Lane & Mittendorf LLP	

**Public Comment**  
**April 12, 2023**

1. **Rosalie Joseph:** Hi. I'm Rosalie Joseph, I'm the President of the Gateway Plaza Tenant's Association. I'm reading a statement from the Board. On behalf of the Gateway Plaza Tenant's Association, we are seeking BPCA's help. Over the last several years the retail landscape on South End Avenue has shifted from being one of small local businesses that serve the local residential community to one that is increasingly populated by chain stores. Of all the businesses between Liberty and Albany Street, the only two that existed for more than 10 years are Chase and Gristedes. We've expressed our concern about this shift in different forms, and now we appeal to you to consider the needs of the residential community. The most recent closures of the mainstay of this community, Picasso, and the expected eminent closure of the other mainstay, Bulls & Bears, is very disappointing news for those who live here. They join a list of closures including Battery Park Pharmacy, Café Express, and the Newsstand at 395 South End, the Garden Diner, Pick A Bagel, and more even past Albany. We would like to note that Marina Towers was granted a substantial reduction in their ground lease in order to maintain affordability at Gateway Plaza, yet the local businesses are being priced out through rent increases. As the Authority oversees our beautiful community, we are asking you to step in to play more of a role in urban and community planning that better serves the residential community. While we understand the right of landlords to control the rental of their spaces, we feel very strongly that the needs of the local community have been of far less importance than they should be, and we urge you to help change that. Thank you.
2. **Dr. Jordan Sucha:** I am a resident of Battery Park City. I live at 50 Battery Place with my wife, Ariella and three-year-old daughter Maya. I am here to request that the Authority direct its time and attention to addressing the issue of vacant store fronts in Battery Park City. I have been here only since 2019, and my concern is not just about the current state of things, but also the trajectory. I, in a very cursory walk-around Battery Park City, have seen vacancies at Pier A, recently Picasso Pizza and Le District Market converted to a private event space, the Rite Aid in Brookfield place shutdown. At my little corner of West Thames and South End Avenue, there are three vacant store fronts, the Gristedes and other storefronts have been converted to interior spaces in buildings. And the problem is not just the current state of things, but also the trajectory. And what I want to note is that whoever owns these spaces, I've not -- I don't know, but they don't seem to have the right incentives in place to even want to rent them out. I call them up all the time, the numbers that are listed with the real estate agencies, nobody ever picks up. And what it would suggest to me is that for whatever reason, it is actually economically valuable to keep storefronts closed for years as opposed to renting them out to people who might be happy to. I am not a public administrator. I have no expertise in commercial real estate, but I'm a member of the community and would be happy to help figure this out. I'm sure that there are a lot of levers available that the Authority has available at its disposal that might shift the balance a bit to make it economically valuable to have a lessee rather than keep the storefronts vacant, and I think it would be in the interest of everybody, not just the residents, but also the interest of the Authority. Thanks a lot.
3. **Justine Cuccia:** Hi, good morning, everybody, or afternoon, I guess, everyone. My name is Justine Cuccia. I'm a 30-year-plus resident of this community, a member of the negotiating committee of the Battery Park City Homeowner's Coalition, and of course also the Chair of Battery Park City Committee of CB1. I want to start by thanking the BPCA for agreeing to meet with the Homeowner's Coalition to discuss our proposal for ground rent relief that we

put on the table back in October 2021. But I want to underscore the concerns that are driving local condominium owners in Battery Park City from their homes. The relentlessly spiraling costs and upcoming catastrophic increases in ground rent are making homeownership in Battery Park City a losing proposition. The ground leases as currently written will siphon away the life savings and all value from the single most important investment that anybody who lives here will ever make. Before that happens, these confiscatory terms will result in condo owners being forced into foreclosure and walking away from their homes, and eventually entire buildings becoming insolvent and going into receivership. This isn't speculation. It's already happening now. The BPCA's proposed solution to this looming disaster is that ground rent for all condos should be brought into parody with that of the Cove Club, the building experiencing the worst financial distress of any in the community because its ground rent lease contains the most egregious terms, over \$11 per square foot. This logic is a bit like responding to a fire in one building by torching all the structures in the nearby structures in order to establish consistency. As the agency responsible for the success or failure of this community, the BPCA needs to abandon its misguided approach of making sure everybody suffers as much as the most afflicted and is then come up with a solution that allows all of us to remain in our homes. That result is exactly what will be achieved by the Coalition's proposal. And we look forward to discussing this at an upcoming meeting. And as a side note, thank you so much for putting up the volleyball courts today.

4. **Pat Smith:** Good afternoon, everyone. The Battery Park City Homeowners Coalition looks forward to meeting with representatives of the Battery Park City Authority next month to address the critical issue of ground rents. If we work together, in good faith, there is nothing that we cannot achieve. The Coalition and our elected representative have been asking for a meeting with the Authority for more than a year. In that time, several vital neighborhood retail establishments have closed. In that time, the former Ritz Carlton has gone into bankruptcy, and the Authority has provided no support or guidance to the associated condos. The Authority has authorized a \$1 million no bid contract to protect its interests in the proceedings. In that time, the Authority has provided no support to the condo buildings as they work to improve their New York City Energy Efficiency Grades and avoid huge penalties. In that time, the Authority has provided no support or guidance as condo buildings face huge charges to meet Department of Building demands for local law 11 sidewalk bridges, which cover Authority property. In that time, the Authority has done nothing to address the issue of ground rents except issue a request for proposals for consultants to design and implement a rebate plan that just won't work. A plan where consulting gets perhaps \$500,000 to administer perhaps \$100,000 in rebates. We must do better. So let us start doing better with our meeting May 4th.