

Hugh L. Carey Battery Park City Authority
Meeting of the Members
200 Liberty Street, 24th floor
New York, New York 10281
December 10, 2025
2:00 p.m.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF OCTOBER 29, 2025 MINUTES
- III. PUBLIC COMMENT
- IV. PRESIDENT’S REPORT
- V. BOND ISSUANCE SUMMARY
- VI. NORTHWEST PROGRESS UPDATE
- VII. SOUTH UPDATE / PAVILION BUILDING
- VIII. INVESTMENT COMMITTEE MEETING REPORT
- IX. MWBE QUARTERLY REPORT
- X. CORPORATE ACTION
 - A. Request for Authorization to Enter into Amended and Restated Leases with Brookfield Properties for Brookfield Place Towers A, B, C, D and 300 Vesey Street (collectively, the “BF Place Leases”)
 - B. Authorization to Enter into an Agreement with The Alliance for Downtown New York, Inc.
 - C. December 10th Consent Agenda
 - 1. Authorization to Amend the Agreement with Thomas Phifer and Partners LLP, (Wagner Park Pavilion Community Room)
 - 2. Authorization to Amend the Agreement with Watts Architecture and Engineering on-call E/A Services (Pavilion Building)
 - 3. Authorization to Amend the Agreement with Neumeric Technologies Corporation (Condo Deficiency Online Application Support)
 - 4. Authorization to Amend the Agreement with Bennett Midland for BPCA Strategic Plan Updated

- XI. MOTION TO CONDUCT EXECUTIVE SESSION TO DISCUSS NEGOTIATIONS RELATED TO THE LEASE OF REAL PROPERTY, THE PUBLICITY OF WHICH COULD SUBSTANTIALLY AFFECT THE VALUE OF THE RELEVANT PROPERTIES
- XII. MOTION TO ADJOURN

**AUTHORIZATION TO ENTER INTO AMENDED AND RESTATED GROUND LEASES
WITH THE BROOKFIELD PLACE GROUND TENANTS**

BE IT RESOLVED, that the President and Chief Executive Officer (the “President”) of the Authority or her/his designee(s) be, and each of them hereby is, authorized and empowered to enter into Amended and Restated Leases with the ground lease tenants for Brookfield Place Towers A, B, C, D and 300 Vesey Street (collectively, the “BF Place Leases”) in accordance with the materials presented to the Members; and be it further

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

RESOLVED, that the President of the Authority or her/his 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 further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

**AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE ALLIANCE FOR
DOWNTOWN NEW YORK, INC.**

BE IT RESOLVED, that in accordance with the materials presented to this meeting, the President and Chief Executive Officer (the “CEO”) of the Authority, or his designees be, and each of them hereby is, authorized and empowered to execute an agreement providing for a payment to The Alliance for Downtown New York, Inc. in the amount of \$1,095,750 for calendar year 2026; and be it further

RESOLVED, that the CEO, or her/his designees be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and take all such other and further actions as may be necessary, desirable or appropriate in connection with the transaction contemplated in the foregoing resolution, 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.

**AUTHORIZATION TO EXECUTE AN AMENDMENT TO AN AGREEMENT WITH
THOMAS PHIFER AND PARTNERS, LLP FOR DESIGN SERVICES AT THE WAGNER
PARK PAVILION COMMUNITY ROOM**

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 with Thomas Phifer and Partners to extend the term of its contract for design services for the fit-out of the Wagner Park Pavilion Community Room from November 26, 2025 through November 26, 2026; 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 amendment on behalf of the Authority, subject to such changes as the officer or officers executing the amendment 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 amendment; 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.

**AUTHORIZATION TO EXECUTE AN AMENDMENT TO AN AGREEMENT WITH WATTS
ARCHITECTURE AND ENGINEERING FOR ON-CALL ENGINEERING AND
ARCHITECTURE 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 execute an amendment with Watts Architecture and Engineering to extend the term of their contract for on call Engineering and Architecture services from December 31, 2025 through December 31, 2026; 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 amendment on behalf of the Authority, subject to such changes as the officer or officers executing the amendment 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 amendment; 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.

AUTHORIZATION TO EXECUTE AN AMENDMENT TO AN AGREEMENT WITH NEUMERIC TECHNOLOGIES, CORPORATION FOR WEB APPLICATION SUPPORT SERVICES

BE IT RESOLVED that, in accordance with the materials presented at this meeting, the President and Chief Executive Officer (the “President”) of the Battery Park City Authority (the “Authority”) or her/his designee(s) be, and each of them hereby is, authorized and empowered to enter into a second amendment (the “Amendment”) to its Agreement (the “Agreement”) with Neumeric Technologies, Corporation to extend the Agreement for a term of twenty-four (24) months, through December 31, 2027, to increase the hourly rates to \$38.00 for services performed in 2026 and \$39.00 for services performed in 2027, and to add a monthly retainer of \$500, all as more fully described in the materials presented to the Members; and be it further,

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

RESOLVED, that the President or her/his 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 or actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

AUTHORIZATION TO EXECUTE AN AMENDMENT TO AN AGREEMENT WITH BENNETT MIDLAND FOR CONSULTING SERVICES RELATED TO THE BPCA STRATEGIC PLAN UPDATE

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 with Bennett Midland (i) to extend the term of its contract for consulting services related to its strategic plan update from September 18, 2025 through March 17, 2026, (ii) to include additional strategic advisory and implementation services, and (iii) to increase the contract value by \$70,000 for such additional 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 amendment on behalf of the Authority, subject to such changes as the officer or officers executing the amendment 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 amendment; 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.