

HUGH L. CAREY BATTERY PARK CITY AUTHORITY

Meeting of the Members
200 Liberty Street, 24th Floor
New York, NY 10281
June 3, 2026

Members Present

Don Capoccio, Chairman
Martha Gallo, Member
Catherine McVay Hughes, Member
Anthony Kendall, Member
Angela Pinsky, Member
Clinton Plummer, Member

Authority Staff in Attendance: Raju Mann, President & CEO
Sharmila Baichu, Chief Human Resources Officer
Marie Baptiste, Deputy Treasurer
Brett Beecham, Deputy General Counsel
Zachary Bergen, Deputy General Counsel, Procurement & Contracts
Terence Cho, Vice President of Real Estate
Sarah Fisher Curtin, Director of Sustainability
Craig Hudon, Vice President of Parks Programming
Pamela Frederick, Chief Financial Officer/Treasurer
Heather Fuhrman, Senior Vice President of Design & Construction
James Gallagher, Special Counsel, Capital Projects
Megan Hood, Deputy General Counsel, Real Estate
Angela Howard, Vice President of Construction
Karl Koenig, Controller
Rami Metal, Senior Vice President of Communications and Public Affairs
Ryan Murray, Chief Contracting Officer
Lauren Murtha, Paralegal/Assistant Corporate Secretary
Jahmeliah Nathan, Vice President of Administration and Senior Advisor for Diversity Contracting
Jason Rachnowitz, Deputy Controller
Ryan Torres, Vice President of Parks Operations
Goldie Weixel, General Counsel

Others in Attendance: Paul Hennesy, A.J. Gallagher
Various members of the public

The meeting, called on public notice in accordance with the New York State Open Meetings Law, convened at 2:00 pm.

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The first item on the agenda was a request for approval of the minutes of the March 4, 2026 meeting.

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

APPROVAL OF MINUTES OF THE MARCH 4, 2026 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 4, 2026, are hereby approved.

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There were four comments submitted by the public during the period of public comment.

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The meeting continued with the next item on the agenda, the President's Report.

In his report, Mr. Mann provided updates on Authority operations and resiliency initiatives. He reported that significant progress had been made on both the North/West and South Battery Park City Resiliency Projects, including the reopening of the connection between Battery Park City and The Battery. He then highlighted extensive summer programming planned at Wagner Park and throughout Battery Park City.

Mr. Mann also discussed ongoing efforts to respond to community concerns regarding tree removal and neighborhood wayfinding during construction activities.

He then highlighted operational updates including the hiring of Kian Gourley as Director of Public Safety and Stacy Flanagan as Chief Operating Officer. He further noted that the Authority will be relocating its offices from the 24th floor to newly renovated office space on the 15th floor later in the year.

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Next, Goldie Weixel presented the Corporate Governance Committee report.

Ms. Weixel advised that the Committee had begun reviewing the Authority's Mission Statement, Board Conflicts & Ethics Policy, and the annual Board self-evaluations. She noted that proposed revisions to certain governance documents would be presented to the full Board later in the year.

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Next, Pamela Frederick presented the Investment Committee report.

The Committee reviewed the Authority's approximately \$1.2 billion investment portfolio with advisors PFM Asset Management and Ramirez Asset Management. The portfolio remains primarily invested in U.S. Treasury securities with diversification into commercial paper and municipal securities consistent with approved Investment Guidelines, she advised.

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Next, Jahmeliah Nathan presented the MWBE report.

Ms. Nathan reported that during the fourth quarter of State's Fiscal Year 2025-26, the Authority recorded approximately \$48 million in eligible spending, of which approximately \$9.6 million was paid to M/WBE firms. She also provided updates regarding M/WBE participation and commitments on both the South and North/West Battery Park City Resiliency Projects.

Ms. Nathan reported that the South Battery Park City Resiliency Project (the "South Project") has generated approximately \$232 million in payments to date, including \$55.9 million to M/WBE and SDVOB firms, resulting in 24% utilization, exceeding the project's original 18% goal. For the North/West Battery Park City Resiliency Project (the "North/West Project"), approximately \$323 million has been paid to date, including \$33.2 million to M/WBE and SDVOB firms. Utilization is 10% based on total spending and 14% when expenditures not subject to participation goals are excluded. The project currently includes approximately \$565 million in M/WBE and SDVOB commitments, representing 32% of its awarded contract value.

Overall, the two resiliency portfolios have generated approximately \$89 million in payments to M/WBE and SDVOB firms and more than \$613 million in participation commitments. Ms. Nathan noted that staff will continue monitoring utilization, compliance, and contractor performance to ensure commitments translate into meaningful opportunities for diverse businesses.

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Next, Angela Howard and Craig Hudon gave updates on the South Project and Wagner Park.

Ms. Howard reported that Wagner Park and the pavilion were substantially complete and operating, with only punch-list and administrative closeout activities remaining. Construction at Pier A and The Battery continued, with substantial completion anticipated prior to the July 4th holiday.

Mr. Hudon provided an overview of summer programming, including concerts, cultural events, FIFA World Cup watch parties, Fourth of July programming, River & Blues performances, Battery Dance Festival events, and numerous free educational and recreational programs.

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Next, Heather Fuhrman and Rami Metal presented an update on the North/West Resiliency Project.

Ms. Fuhrman reviewed construction activities underway throughout multiple project reaches, including flood barrier installation, tide gate construction, utility relocation, and site preparation efforts.

Mr. Metal discussed community outreach initiatives, public engagement activities, project communications, wayfinding improvements, stakeholder coordination, public meetings, and responses to community concerns regarding construction impacts and tree removals. Staff also reviewed plans for replacement and enhancement of the neighborhood tree canopy.

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The next item on the agenda, presented by Ms. Howard, was an authorization to amend the contract with “PBJV” for the South Resiliency Project.

Ms. Howard explained the requested authorization was to amend the contract with Posillico Bove Joint Venture in connection with Package 2 of the South Resiliency Project. She explained that construction of the project had been substantially completed and that the proposed amendment would facilitate resolution of outstanding contractor claims, change-order issues, and final project closeout matters. The amendment was presented as a negotiated settlement intended to avoid further disputes and bring the contract to an orderly conclusion while allowing the Authority to complete remaining administrative closeout activities.

Upon a motion made by Ms. Gallo and seconded by Mr. Plummer, the following resolutions were unanimously adopted:

AUTHORIZATION TO AMEND THE AGREEMENT WITH POSILLICO/BOVE JOINT VENTURE (“PBJV”) FOR THE SOUTH BATTERY PARK CITY RESILIENCY PROJECT; WAGNER PARK / MUSEUM OF JEWISH HERITAGE SITE WORK CONSTRUCTION (THE “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 amend Contract #22-3143 (the “Contract”) with Posillico/Bove Joint Venture to increase the Contract value by \$3,100,000, from the lump sum value of \$87,653,200 to the lump sum value of \$90,753,200, for the settlement of all impact and delay-related claims asserted or that could have been asserted through the effective date of the amendment; 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.

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The next item on the agenda, presented by Ms. Howard, was an authorization to amend contract with E.W. Howell Co., LLC for the South Resiliency Projects.

Ms. Howard explained that the requested authorization was to increase the work order allowance associated with the Authority's contract with EW Howell Co., LLC for Package 3 of the South Resiliency Project. She advised that the additional authorization would provide flexibility to address remaining construction activities, unforeseen field conditions, design refinements, and other project-related work orders necessary to achieve final completion. The increase was described as necessary to support the successful delivery and close-out of the project while maintaining continuity of operations at the recently reopened Wagner Park and related facilities. Following discussion, the Members approved the requested increase.

Upon a motion made by Ms. McVay Hughes and seconded by Ms. Gallo, the following resolutions were unanimously adopted:

AUTHORIZATION TO AMEND THE AGREEMENT WITH E.W. HOWELL CO., LLC ("E.W. HOWELL") FOR THE SOUTH BATTERY PARK CITY RESILIENCY PROJECT: WAGNER PARK PAVILION CONSTRUCTION (THE "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 amend the E.W. Howell Contract to a) increase the Contract's Field Order Allowance by a not-to-exceed amount of \$1,150,000, from the not-to-exceed amount of \$6,000,000 to the not-to-exceed amount of \$7,150,000; and b) increase the total value of the Contract from \$72,813,459 to \$73,963,459; 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.

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The next item on the agenda, presented by Sarah Fisher Curtin, was an authorization to enter into a contract with Ramboll Americas Engineering Solutions Inc. for the Estuary Habitat Monitoring Program in Pier A Inlet.

Ms. Curtin presented a request to enter into a contract with Ramboll Americas Engineering Solutions, Inc. to provide habitat monitoring services associated with the Pier A Living Shoreline project. She explained that environmental monitoring is required to evaluate the effectiveness of ecological improvements installed as part of the South Resiliency Project and to document conditions within the restored shoreline habitat over time. The consultant will conduct monitoring, data collection, analysis, and reporting activities to assess habitat performance and compliance with applicable regulatory requirements.

Upon a motion made by Ms. McVay Hughes and seconded by Ms. Gallo, the following resolutions were unanimously adopted:

AUTHORIZATION TO ENTER INTO A CONTRACT WITH RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC. (“RAMBOLL”) FOR THE ESTUARY HABITAT MONITORING PROGRAM IN PIER A INLET

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 39-month contract with Ramboll, with three (3) one-year renewal options, in the total not-to-exceed amount of \$930,583.00 to perform the Estuary Habitat Monitoring Program in the Pier A inlet; 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. Frederick, was an authorization to enter into a contract with PFM Asset Management (“PFM”) for Investment Advisory Services.

Ms. Frederick explained that PFM was selected through a competitive procurement process and would provide professional investment management, portfolio analysis, market guidance, reporting, and related advisory services for the Authority's investment portfolio. She noted that PFM would assist the Authority in managing investments in accordance with its investment guidelines, liquidity needs, and risk-management objectives.

Upon a motion made by Ms. McVay Hughes and seconded by Ms. Gallo, the following resolutions were unanimously adopted:

AUTHORIZATION TO ENTER AN AGREEMENT WITH PFM ASSET MANAGEMENT FOR INVESTMENT ADVISORY 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 contract with PFM Asset Management to provide investment advisory services for a not-to-exceed contract total of \$1,200,000 for three (3) years, with the option to renew for two (2) additional years at the Authority's sole discretion, each in an additional amount not to exceed \$400,000, under the same rates and pricing terms established for the initial term, for a total not to exceed amount of \$2,000,000 over a potential five (5) year term; and

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the agreement on behalf of the Authority, subject to such changes as the officer or officers executing the agreement 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. Frederick, was approval of the Pre-Qualified Panel of Municipal Advisors.

Ms. Frederick requested authorization to establish a panel of Pre-Qualified Municipal Advisors that would be available to provide financial advisory services on an as-needed basis. Staff explained that the panel structure would allow the Authority to efficiently engage specialized expertise for matters involving debt issuance, bond financing, capital planning, refinancing analyses, and other municipal finance matters without conducting a separate procurement for each assignment. The panel is intended to provide flexibility while ensuring continued access to qualified advisors, she noted.

Upon a motion made by Ms. McVay Hughes and seconded by Ms. Pinsky, the following resolutions were unanimously adopted:

AUTHORIZATION TO ESTABLISH A PRE-QUALIFIED PANEL OF FIRMS TO PROVIDE MUNICIPAL ADVISORY SERVICES

Firm:

Acacia Financial Group, Inc.

CSG Advisors, Inc.

Mohanty Gargiulo, LLC.

BE IT RESOLVED that in accordance with the materials presented to this meeting, the President and Chief Executive Officer of the Hugh L. Carey Battery Park City Authority (the “President”) or her/his designee(s) be, and each of them hereby is, authorized and empowered to establish the following panel of pre-qualified municipal advisory firms for a period of three (3) years with an option to extend for two (2) additional single year periods during which time the Authority may contract with and assign work to the panel members on an as-needed basis in accordance with the requirements of the Pre-Qualified Vendor Policy, with such work not to exceed \$1 million for advisory services, and the cost of panelist’s services in support of a bond transaction will be separately approved as part of cost of issuance for the relevant bond:

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 contracts on behalf of the Hugh L. Carey Battery Park City 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 contracts; 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 and any other 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. Frederick, was an authorization to Reallocate Series 2013A and 2019A Bond funds.

Ms. Frederick presented a request to reallocate unspent bond proceeds from completed or substantially completed projects to other eligible capital and infrastructure purposes. She explained that the proposed reallocation would maximize the use of available financing resources while ensuring compliance with applicable bond covenants, legal requirements, and financing restrictions. The reallocation would allow the Authority to address ongoing infrastructure needs

and capital priorities without requiring additional borrowing. Following discussion, the Members approved the proposed reallocation.

Upon a motion made by Ms. McVay Hughes and seconded by Mr. Plummer, the following resolutions were unanimously adopted:

AUTHORIZATION TO REALLOCATE SERIES 2013A BOND FUNDS

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 reallocate \$1.0 million of unused Series 2013A Bond funds to the Authority’s General Infrastructure funds; 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 REALLOCATE SERIES 2019A BOND FUNDS

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 reallocate of \$6,942,651 in Series 2019A Sustainability Bond funds to the Authority’s General Infrastructure funds; 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 Brett Beecham, was an authorization to accept the 2025-26 insurance program and to pay the related insurance premiums.

Mr. Beecham presented the Authority’s proposed Fiscal Year 2026-2027 insurance program and reviewed the recommended coverages, premiums, renewals, and risk-management considerations. The presentation included discussion of property, liability, environmental, cyber, and other insurance policies intended to protect the Authority’s assets, operations, employees, and facilities. He noted that the program had been reviewed with the Authority’s insurance advisors and was designed to maintain appropriate coverage levels while managing costs.

Upon a motion made by Mr. Kendall and seconded by Mr. Plummer, the following resolutions were unanimously adopted:

**AUTHORIZATION TO ACCEPT THE 2026-27 INSURANCE PROGRAM,
AUTHORIZATION TO PAY THE RELATED INSURANCE PREMIUMS**

BE IT RESOLVED, that the Members hereby authorize 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 accept the 2026-27 Insurance Program and to authorize the payment of the insurance premiums in the total not-to-exceed amount of \$6,694,035, subject to such changes as the officer or officers, with the advice of counsel, shall approve as necessary and appropriate and in the best interest of the Authority; 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 any documents, file said budgeted and related information with all parties as required pursuant to all outstanding bond resolutions, agreements and requirements of law 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 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.

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The next item on the agenda, presented by Rami Metal, was an authorization to amend the contract with Risa Heller Communications LLC for Public Relations and Strategic Communications Services.

Mr. Metal requested authorization to amend the Authority’s agreement with Risa Heller Communications LLC for strategic communications and public affairs support. He explained that the firm has assisted the Authority with communications related to resiliency projects, community engagement, public information campaigns, media relations, and stakeholder outreach. The proposed amendment would continue those services and support ongoing communications efforts associated with major capital projects and Authority initiatives. Following discussion, the Members approved the amendment.

Upon a motion made by Ms. McVay Hughes and seconded by Mr. Plummer, the following resolutions were unanimously adopted:

**AUTHORIZATION TO ENTER INTO AMENDMENT WITH RISA HELLER
COMMUNICATIONS LLC FOR PUBLIC RELATIONS AND STRATEGIC
COMMUNICATIONS 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 Hugh L. Battery Park City Authority (the “Authority”) or his/her designee(s) be, and each of them hereby is, authorized and empowered to enter into Amendment No. 2 to Contract No. 23-3235 with Risa Heller Communications LLC

to (i) extend the term of the Agreement by twelve (12) months, from July 31, 2026 through July 31, 2027, (ii) revise the Scope of Work, and (iii) increase the not-to-exceed contract value by \$180,000, from a not-to-exceed contract value of \$432,000 to an amended not-to-exceed contract value of \$612,000; 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 this amendment 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 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.

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The next item on the agenda was approval of the June 3rd, 2026 Consent Agenda.

Rami Metal presented an authorization to enter into an agreement with Shoreline Graphics Inc. to provide printing services for three (3) years, with two (2) one-year extension options at the Authority's sole discretion, for a not-to-exceed amount of \$375,000 for the potential five-year term. Next, Mr. Hudon presented a request to amend the agreement with ESP Security, to provide crossing guard services for a not-to-exceed amount of \$744,750 for three (3) years with two (2) one-year extension options in the Authority's sole discretion. Lastly, Ms. Torres presented a request to enter into an agreement with Acqua Treat to provide HVAC chemical treatment services for a not-to-exceed amount of \$50,000 for three (3) years.

Upon a motion made by Mr. Plummer and seconded by Ms. Pinsky, the following resolutions were unanimously adopted:

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH SHORELINE GRAPHICS INC. TO PROVIDE PRINTING 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 Hugh L. 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 contract with Shoreline Graphics Inc., to provide printing services for three (3) years, with two (2) one-year extension options at the Authority's sole discretion, for a not-to-exceed amount of \$375,000 for the potential five-year term; and

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.

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH ESP SECURITY SERVICE TO PROVIDE CROSSING GUARD 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 Hugh L. 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 contract with ESP Security Service, to provide crossing guard services for a not-to-exceed amount of \$744,750 for three (3) years with two (2) one-year extension options in the Authority’s sole discretion; and

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.

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH ACQUA TREAT TO PROVIDE HVAC CHEMICAL TREATMENT 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 Hugh L. Carey 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 contract with Acqua Treat, to provide HVAC chemical treatment services for a not-to-exceed amount of \$50,000 for three (3) years; and

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. Plummer made a motion to enter Executive Session, which was seconded by Mr. Petracca, to discuss negotiations related to the lease of real property, the publicity of which could substantially affect the value of the relevant properties. The Members entered Executive Session at 2:40 p.m.

The Members exited Executive Session at 4:24 p.m.

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There being no further business, upon a motion made by Ms. McVay Hughes and seconded by Mr. Plummer, the Members unanimously voted to adjourn the meeting. The meeting thereupon adjourned at 4:26p.m.

Respectfully submitted,

Lauren Murtha

Lauren Murtha

Public Comment

June 3, 2026

1. **Jonathan Josyn:** Hello, I've been living down here for 32 years, and I really don't have that many complaints, but a lot of things have changed down here that we've noticed. We've become a bus depot. We've got buses double parked, running of buses. If you come down and look on South End Avenue you'll see them all lined up, and I'm talking about public City buses, not private buses. It's a new thing. They double park, they get out, so I was wondering what's going on with that, why that's happening. Garbage doesn't seem to be being picked up by Battery Park City Association. I see all the garbage cans completely overflowed. I see in front of all the stores nobody's cleaning up in front of them. When the private garbage people come to pick up the garbage, the garbage is always put out of skew and really messy, so I don't understand who's on top of that. I've been noticing a lot of workers where I live. I can see all the work that's been done like on Albany Street. There seems to be no safety standards. I see big, big, you know, 16-wheelers coming down, backing down. I don't see anybody keeping the traffic away or directing the way it's supposed to be going, so I was wondering if that's the way it's supposed to be. Also, one last thing, I'm a real estate broker down here for about seven years now, and I've noticed that the prices just keep on going down, land leases keep on going up, and I've been told in the past everybody's read the master lease, everybody's aware of the individual leases, they all understand. Well, I come from Wall Street, so I understand debt. Now, the majority of the apartments down here are one bedrooms, if you look at the percentages. And the one bedrooms now, you can buy a one bedroom for \$500,000 where your monthly expense just to common charges and taxes are close to \$3,000. Now as the rental market, if it does ever soften, these apartments are just going to flood the market and we're going to be looking at \$300,000, \$400,000, so you'll have empty apartments, you'll have common charges that are higher, and then you have taxes that are not going to get paid. So how does that facilitate the rolling of the bonds every year and higher interest rates. So I was just wondering if it was JP or them, if they really took that into consideration in the next 15 years as we go to 2040 because 2040 is like the reckoning day, right? That's when we take the land and figure out what the valuation is. Well, if the valuation gets too high and people can't sell their apartments and they have a mortgage on it same thing that happened in Florida, people just walk away.
2. **Miriam Braverman:** Thank you. I have two points to make about BPCA being responsive and about balancing negative with positive. These points relate to living with resiliency work and the cost of living here. In recent months I've asked questions and made requests of BPC managers. Sometimes I am ignored, or it takes weeks to get feedback, or changes are made, but no notification. Example one, getting a knife grinder at the Farmer's Market with BPCA paying necessary costs, if any. Since the Wagner Park resiliency work began street parking for these important service providers has disappeared. Last year, and again this year, although asked, BPCA personnel did not make this happen. Number two, Asphalt Green runs a day camp for children, and needed neighborhood service. BPCA provides space for some adult classes, but this year chair yoga, an essential activity for older adults has no place to go. There's a new pavilion in Wagner Park. It's not available.

And finally, number three, getting clarity about where to access the esplanade has been a struggle. Starting six weeks ago I have asked three times that the existing maps of the construction zones be marked to show pathways for pedestrians. The resiliency emails offer lots of verbiage. Isn't a picture worth a thousand words? Many in this neighborhood are frustrated with the impact of necessary resiliency work, and yet we pay more and more to live here. In my building 73 percent of our monthly common charges goes right to the Authority. When I moved into my condo it was about 50 percent. We scraped by to maintain our homes. In conclusion, we make our homes here, raise our children, and are aging in place. Since the resiliency work is very disruptive, though necessary, and you and local governments charge us a lot to live here, please be considerate of us and accommodate wherever you can. This must be communicated from the top down. Staff does what upper management insists upon, and even better what you model for them. Thank you. And this is available. It was much longer. I had to cut it more than in half, and so some of the useful verbiage is gone, but I will give Nick a copy to be shared as you wish. Thank you.

3. **Felipe Serra:** All right. Good afternoon, and thank you. I'm here to talk about the resilience project. The resilience matters and so does this project. But the way it's designed today, about 80 percent of the trees on the South esplanade are planned for removal. That's a canopy that took around 40 years to grow to what we have today, and the replanting that is planned won't be the same for another 15 to 30 years, so this concern has been raised not only today here, but across all the DIS and FEIS process. And here's the heart of it, the 15-foot clear zone that we are applied comes from the Army Corps guidance that the project itself tells is not applicable because this is not a USACE project, which makes sense. But yet, the design is applying it anyway in what the FEIS itself calls a conservative interpretation of USACE guidelines. The price of being this conservative is now clear. Eighty percent of South esplanade, 40 percent across the waterfront in Battery Park, a price so high deserves consideration of less conservative approach. And the rule itself, the guidance is not an absolute. There's a various process and under a Federal law even the Army Corps cannot require removing existing vegetation unless a specific tree is shown to be an unacceptable safety risk. So the standard being applied here today is more rigidly than the Federal agency that wrote it is even permitted to do it. And this kind of work trying to keep mature trees and redoing the design around them has been done before. We have good examples in which they review it and kept and got the FEMA accreditation that we're after, and we could tap on the same strategy of reviewing tree by tree and trying to keep as many as we can. So two asks, first is direct the project to create a retention first alternative that evaluates each tree individually instead of clearing 15 feet by default. And second, an independent review of this project -- of this design. If we go to a doctor and he tells us that we need to do something that is irreversible and very aggressive, we always get a second opinion on it. And 80 percent of the trees, 40 percent of the trees seems to be the case, so that's my ask.

4. **Mark Liebman:** Thank you. Good afternoon. My name is Mark Liebman. I've lived in Battery Park City since June 2002. First, regarding the Albany Street and Rector Place Street and designs I respectfully urge the Authority to pursue a more ambitious process and outcome. These locations deserve signature public spaces that reflect the character of the neighborhood and the design legacy of Battery Park City. I encourage the Authority to consider design competition inviting proposals from professional landscape architects, and perhaps New York State graduate design programs. Second, on environmental monitoring, the community appreciates the \$800,000 commitment to the independent air monitoring, however, the four-month delay in releasing the first set of reports did not inspire confidence and transparency or accountability, nor is it realistic to expect residents to interpret a 100-page technical report each month. Pregnant residents, seniors, people with asthma and others deserve timely plain English updates. I'm also concerned that the independent monitoring appears to be limited to air quality with no current plan to publicly disclose sound or vibration data. Given the landfill conditions, active construction, pending litigation concerns, and the understandable anxieties of the South esplanade residents, especially those in Gateway 375 Building, the Authority should be more proactive and forthcoming about how the safety is being monitored. I also ask the Authority to review the recent fire hydrant incident, and consider expanding environmental monitoring to include water quality testing. Finally, regarding community outreach, I want to acknowledge the tremendous work of the communications outreach team. However, the response time to open questions and unresolved issue needs improvement. Questions raised at public meetings, by email, or during the drop-in sessions, often go unanswered for weeks and weeks, sometimes requiring multiple follow-up requests. Others in the community have reported the same frustration. For residents living through years or disruptive construction, timely responses are not a courtesy, they're an essential part of transparency and accountability and the public trust. I urge the Authority to review this process and provide sufficient resources so residents receive clear, timely, and complete responses. I appreciate the difficult work the Authority is doing, and the professionalism shown by staff under such challenging circumstances. And I have four seconds left. I'd like to publicly acknowledge Clint and specifically his wife for whom have endured unfortunately a bit of backlash from my neighbors, and I apologize on their behalf. I also brought some refreshments. I understand from counsel, we have the approval to enjoy them, so I'll ask that perhaps Rami will open them and pass it around. Thank you very much.

Hi, my name is Susanne Ring, and I am a resident of North Battery Park City.

I would like to acknowledge the importance of the resiliency work for our neighborhood.

Over the past five years, I have attended public meetings, community board sessions, resiliency tours, workshops and building briefings.

I have heard the same requests from this community go unanswered, time and time again.

I am here today to ask the BPCA to come back with a retention-first plan. Utilizing a certified arborist, independent from the project team to evaluate each mature tree individually rather than applying a blanket 15-foot buffer as an automatic justification for removal. For trees within that buffer, the process should be to determine whether they can remain safely, whether a variance or site-specific solution is possible, and whether preservation can be achieved without compromising the performance of the floodwall.

As we all know, new trees do not replace mature trees for years to come. Removal must be justified by structural or engineering necessity — not by construction convenience. If a tree stands in the way of a staging area or a parking plan, the solution should be to redesign the staging area.

The current renderings and tree impact map are misleading to the public — they offer no reasoning, and they do not reflect the reality of canopy loss. We can see it with our own eyes in the south and in the finished product of Wagner Park which is a shadow of its former self.

I am also deeply concerned about the consequential decisions that are being left to Turner Construction — a contractor whose priorities are understandably efficiency and economy, not long-term neighborhood quality of life.

- Already, trees that were promised to be preserved have been destroyed — including the cherry trees in Pumphouse Park, whose preservation this community requested repeatedly and, on the record.
- The dog run and the playground at gateway have been converted to a construction staging area, despite community requests that they remain accessible. Was this a decision that Turner Construction was allowed to make in a vacuum? What other decisions that affect the trees and the community will be made in this way?

These are not minor operational details; they are decisions with lasting consequences. Our community needs assurance that these decisions are being carefully considered by all parties including the residents.

I ask that our community be given a meaningful voice in determining which of the most mature and significant trees can be protected within the constraints of the project. A transparent community review process would go a long way toward building trust and ensuring these decisions reflect our shared values.

These trees belong to all of us, and we should have a seat at the table when decisions about their

fate are made.

Thank you.
Susanne Ring

On Wed, Jun 3, 2026 at 10:36 AM Nicholas Sbordone <nicholas.sbordone@bpca.ny.gov> wrote:

>

> Good morning and thank you Susanne. No, public comment at today's Board meeting are required in person but I can pass your email below, and/or any additional thoughts you'd like to share, along to the project team. Now and in the future, you can also contact the dedicated project email address (nwbpcrinfo@bpca.ny.gov) with resiliency-related questions/concerns, or me here (or the main info.bpc@bpca.ny.gov address) with Battery Park City matters generally.

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> Thank you.

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> Sincerely—

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> Nick Sbordone

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> BPCA

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> (646) 531-2276

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> From: Susanne Ring <susannehring@gmail.com>

> Sent: Tuesday, June 2, 2026 1:48 PM

> To: Nicholas Sbordone <nicholas.sbordone@bpca.ny.gov>

> Cc: Board Comment <boardcomment@bpca.ny.gov>; Clinton Plummer
<clinton.plummer@bpca.ny.gov>

> Subject: Re: Speak List for BPCA Board Meeting

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> Thank you for your response. I am not able to attend this meeting in person since it is during

the work day. Is it possible to make my comments via zoom or submit my comments via email.

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> Thank you again,

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> Susanne.

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> On Tue, Jun 2, 2026 at 11:50 AM Nicholas Sbordone <nicholas.sbordone@bpca.ny.gov> wrote:

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> Good morning, Ms. Ring, and confirmed. I'll have your email address added to the building's system for ease of access. Please arrive here to 200 Liberty Street by no later than 1:50PM tomorrow afternoon, June 3, and proceed to the 24th Floor. The meeting starts promptly at 2PM. Each speaker during the public comment period will be provided two minutes to provide his or her comments, with up to 10 speakers allocated time to speak during any public comment period.

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> Thank you again.

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> Sincerely—

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> Nicholas T. Sbordone

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> Vice President of Communications & Public Affairs

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> Battery Park City Authority

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> 200 Liberty Street, New York, New York 10281

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> (212) 417-3194 | (646) 531-2276

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> www.bPCA.ny.gov

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> From: Susanne Ring <susannehring@gmail.com>

> Sent: Monday, June 1, 2026 5:07 PM

> To: Board Comment <boardcomment@bPCA.ny.gov>

> Cc: Clinton Plummer <clinton.plummer@bPCA.ny.gov>

> Subject: Speak List for BPCA Board Meeting

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> You don't often get email from susannehring@gmail.com. Learn why this is important

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> To the BPCA Board,

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> I am writing to request to speak during the public comments period at the board meeting set for tomorrow June 2 and 2pm.

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> I would like to share my concern for the cutting of mature trees for the Battery Park Resiliency Project and its decades long impact on the area. I would like to ask that alternative solutions be considered to save the mature tree canopies.

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> Please confirm my place on the list of speakers.

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> Thank you,

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> Susanne Ring

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Understood, thank you Nick and Lawra. My confusion stemmed from the naming system and boundaries between each project.

I appreciate your time and diligence,
Reena

On Fri, Jun 5, 2026 at 5:47 PM Nicholas Sbordone <nicholas.sbordone@bpca.ny.gov> wrote:

Reena:

Good afternoon and please find this by way of follow up as promised. Answers to your specific questions are below but some topline here:

- Environmental monitoring is active and ongoing on a 24/7 basis.
- The air quality monitoring reports for the North/West Battery Park City Resiliency Project (NWBPCR) – April has just been posted – are as follows here. Each month's report covers the monitoring for all the dates in that month (so, April covers April 1-April 30; March covers March 1-March 31, etc.) irrespective of the publication date of the report, which will be after the month ends.

MONTHLY COMMUNITY AIR QUALITY MONITORING REPORTS

- [April 2026](#) (PDF)
- [March 2026](#) (PDF)
- [February 2026](#) (PDF)
- [January 2026](#) (PDF)
- [December 2026](#) (PDF)
- Was wracking my brain re: the differing dates you reference below but now I think we've found it: Environmental monitoring is also ongoing for the soon-to-be completed **South Battery Park City Resiliency Project** – this is the work that included the now-reopened Wagner Park and south through Pier A Plaza and along Battery Place. The April report for that project was issued on May 4, matching the dates you note below. The cover page there is almost identical to the NWBPCR report – which can definitely be confusing! So, for the May 2026 NWBPCR report – and subsequent reports – we'll have the cover read "North/West Battery Park City Resiliency Project" (rather than "Battery Park City Resiliency Project").

- Lawra Dodge of Excel Environmental Resources, the Independent Community Monitor for NWBPCR, attended the Manhattan CB1 Battery Park City Committee Meeting last evening to provide update on air monitoring. You can watch that [starting at the 31:28-mark here](#).

As to your questions:

1. Are EPM and Enovate Engineering monitoring different reaches of the same project simultaneously, or did one replace the other between March and April?

EPM performs monitoring for the South Battery Park City Resiliency Project and Enovate Engineering performs monitoring for the North/West Battery Park City Resiliency Project. The April 2026 report (published May 4) to which you are referring was written by EPM for the South project, and the March 2026 report (published May 11) was written by Enovate for the North/West project.

2. If PM2.5 was being measured in March, what accounts for its absence in the April report?

Assuming you are referring to the same reports as described in your email, the difference is that the April 2026 EPM report was prepared for the South project, whereas the March 2026 Enovate report was prepared for the North/West project. Monitoring for PM2.5 is being performed consistently for the North/West project in accordance with the methodology described in the Enovate report.

3. Is there a consistent, project-wide monitoring protocol that both contractors are required to follow – and if so, does it include PM2.5?

There is one project wide protocol for the North/West Battery Park City Resiliency Project that is based on code requirements and environmental standards and commitments made by BPCA in the environmental impact statement. As per my response above, PM2.5 will be accounted for in all monitoring reports for the NW project going forward.

Thank you and hope that's helpful. Have a nice weekend.

Sincerely—

Nicholas T. Sbordone

Vice President of Communications & Public Affairs

Battery Park City Authority

200 Liberty Street, New York, New York 10281

[\(212\) 417-3194](tel:(212)417-3194) | [\(646\) 531-2276](tel:(646)531-2276)

nicholas.sbordone@bpca.ny.gov

www.bpca.ny.gov

From: Nicholas Sbordone

Sent: Wednesday, June 3, 2026 9:54 AM

To: Reena Agarwal <reena2@gmail.com>

Cc: Board Comment <boardcomment@bpca.ny.gov>; Clinton Plummer <clintplummer@gmail.com>; man01@cb.ny.gov

Subject: RE: Submission of comments for the 6/3 Meeting

Thanks Reena, and of course! Always happy to help. Environmental monitoring is the same each month and across the full project area but I'll be back with some more specifics on your below questions soon.

Thank you again.

Nick Sbordone

BPCA

(646) 531-2276

From: Reena Agarwal <reena2@gmail.com>
Sent: Tuesday, June 2, 2026 2:02 PM
To: Nicholas Sbordone <nicholas.sbordone@bpca.ny.gov>
Cc: Board Comment <boardcomment@bpca.ny.gov>; Clinton Plummer <clintplummer@gmail.com>; man01@cb.ny.gov
Subject: Re: Submission of comments for the 6/3 Meeting

Subject: Re: PM2.5 Monitoring – Battery Park City Resiliency Project Air Quality Reports

Dear Nick,

Thank you for your prompt response and for sharing the March 2026 monitoring report. I appreciate the transparency and I'm glad to learn that PM2.5 is being tracked on this project. I would like to note that the report sequencing is confusing. The April report (EPM) was published on May 4th, a week before the March report (Enovate) on May 11th. After reviewing both reports carefully, it seems as though they cover consecutive months and are prepared by different firms: the March 2026 report by Enovate Engineering, and the April 2026 report by EPM. Can you confirm this?

The March report (Enovate) monitors PM10, PM2.5, and VOCs. There were multiple PM2.5 exceedances recorded during excavation activities in March, including an Action Level 2 exceedance in Reach 6 on March 18th. Yet the April report (EPM) monitors only PM10 and VOCs. PM2.5 appears to have dropped out entirely. The April report also does not include a construction activity summary of the kind provided in the March report, so it is unclear what work was underway during that period. Could you confirm what construction activities were active in April, and whether they included excavation or soil disturbance?

1. Are EPM and Enovate Engineering monitoring different reaches of the same project simultaneously, or did one replace the other between March and April?
2. If PM2.5 was being measured in March, what accounts for its absence in the April report?
3. Is there a consistent, project-wide monitoring protocol that both contractors are required to follow — and if so, does it include PM2.5?

Thank you again for your engagement on this. I will not be able to join in person tomorrow.

Reena

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Reena Agarwal

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