

Hugh L. Carey Battery Park City Authority
Meeting of the Members
200 Liberty Street, 15th Floor
New York, New York 10281
September 16, 2026
2:00 p.m.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF THE JUNE 3, 2026 MINUTES
- III. PUBLIC COMMENT
- IV. PRESIDENT’S REPORT
- V. GOVERNANCE COMMITTEE SUMMARY
- VI. AUDIT COMMITTEE SUMMARY
- VII. M/WBE QUARTERLY REPORT
- VIII. SOUTH RESILIENCY PROJECT UPDATE
- IX. NORTH/WEST RESILIENCY PROJECT UPDATE
- X. CORPORATE ACTION
 - A. Ratification, Confirmation, and Authorization for Stacey Flanagan, Chief Operating Officer, to Sign Financial and Bank-Related Documentation
 - B. Authorization to Amend the Agreement with Battery Park Constructors, LLC for the South Battery Park City Resiliency Project: Package 4
 - C. Authorization to File the “Proposed Budget and Financial Plan” for Fiscal Year 2027 pursuant to Section 2801 of the Public Authorities Law
 - D. Authorization to Approve a Prequalified Panel for Permanent and Temporary Staffing Services
 - E. September 2026 Consent Agenda
 - 1. Authorization to Amend the Agreement with WJE Engineers Architects, PC for Engineering Services
 - 2. Authorization to Amend the Agreement with In Our Shoes LLC for Professional Development Services
 - 3. Authorization to Enter into an Agreement with Dragonetti Brothers Landscaping Nursery & Florist Inc. for Tree Care Services
 - 4. Authorization to Enter into an Agreement with Integrity General Contractors, Inc. for Waste Hauling Services
- 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

RATIFICATION, CONFIRMATION AND AUTHORIZATION TO SIGN FINANCIAL AND BANK-RELATED DOCUMENTATION, INCLUDING CHECKS, VOUCHERS, REQUISITIONS AND OTHER INSTRUMENTS

BE IT RESOLVED, that consistent with Battery Park City Authority's (the "Authority") enabling legislation and By-Laws, we hereby ratify, confirm and authorize the officers identified below and on the attached Incumbency Certificate to transact business and issue instructions to banking and financial institutions on behalf of the Authority:

Raju Mann, President & Chief Executive Officer
Goldie Weixel, General Counsel & Corporate Secretary
Pamela Frederick, Chief Financial Officer/Treasurer
Stacey Flanagan, Chief Operating Officer

This authorization shall include, but not be limited to, execution of documentation in connection with financial and banking transactions, requisitions of monies, signing of checks, vouchers, requisitions and other instruments made by the Authority or to which the Authority may be a party; and be it further

RESOLVED, that any and all actions taken by any of the Authorized Officers in connection with the above transactions, actions or filings are hereby ratified, confirmed and approved; and be it further

RESOLVED, that the Assistant Corporate Secretary of the Authority be, and hereby is, directed to file this resolution with the minutes of this meeting.

AUTHORIZATION TO AMEND THE AGREEMENT WITH BATTERY PARK CONSTRUCTORS, LLC (“BP CONSTRUCTORS”) FOR THE SOUTH BATTERY PARK CITY RESILIENCY PROJECT: PIER A PLAZA SITEWORK AND NEAR SURFACE ISOLATION (“NSI”) CONSTRUCTION SERVICES (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 Hugh L. Carey Battery Park City Authority (the “Authority”) or her/his designee(s) be, and each of them hereby is, authorized and empowered to amend Contract #23-3208 with Battery Park Constructors, LLC (“BP Constructors”) to: (i) increase the Contract's Field Order Allowance by a not-to-exceed amount of \$3,600,000, from the not-to-exceed amount of \$12,000,000 to the not-to-exceed amount of \$15,600,000; (ii) increase the total Contract value by \$3,600,000, from \$81,593,000 to \$85,193,000; and (iii) extend the Contract term by twelve (12) months, from October 30, 2026 to October 30, 2027; and be it further;

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

AUTHORIZATION TO FILE THE “PROPOSED BUDGET AND FINANCIAL PLAN” FOR FISCAL YEAR 2027 PURSUANT TO SECTION 2801 OF THE PUBLIC AUTHORITIES LAW

BE IT RESOLVED, that in accordance with the materials presented to this meeting, the President & Chief Executive Officer (“The President”) of the Authority, or her/his designees be, and each of them hereby is, authorized and empowered to file the “Proposed Budget and Financial Plan” for fiscal year 2027 pursuant to Section 2801 of the Public Authorities Law.

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

	Last Year	Current Year	Next Year			
	(Actual)	(Estimated)	(Adopted)	Proposed	Proposed	Proposed
	2025	2026	2027	2028	2029	2030
REVENUE & FINANCIAL SOURCES						
Operating Revenues						
Charges for services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rental & financing income	375,082,863	384,180,880	417,531,192	440,379,743	448,712,906	457,769,637
Other operating revenues	3,211,877	662,982	638,298	651,447	664,990	678,940
Nonoperating Revenues						
Investment earnings	11,203,580	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000
State subsidies/grants	-	-	-	-	-	-
Federal subsidies/grants	-	-	-	-	-	-
Municipal subsidies/grants	-	-	-	-	-	-
Public authority subsidies	-	-	-	-	-	-
Other nonoperating revenues	-	-	-	-	-	-
Proceeds from the issuance of debt*						
	\$ 271,808,106	\$ 837,437,564	\$ 694,385,564	\$ 694,385,564	\$ 694,385,564	\$ 544,385,564
Total Revenues & Financing Sources						
	\$ 661,306,426	\$ 1,230,281,426	\$ 1,120,555,054	\$ 1,143,416,754	\$ 1,151,763,460	\$ 1,010,834,141
EXPENDITURES						
Operating Expenditures						
Salaries and wages	14,976,665	19,933,650	21,349,224	22,203,193	23,091,321	24,014,974
Other employee benefits	7,853,809	9,624,809	10,515,723	10,936,352	11,373,806	11,828,758
Professional services contracts	18,411,279	19,299,844	20,583,795	21,407,147	22,263,433	23,153,970
Supplies and materials	714,571	840,700	964,700	1,003,288	1,043,420	1,085,156
Other operating expenditures	8,694,175	9,215,074	9,428,013	9,805,134	10,197,339	10,605,232
Nonoperating Expenditures						
Payment of principal on bonds and financing arrangements	28,880,000	34,515,000	36,070,000	32,860,000	38,870,000	33,930,000
Interest and other financing charges	58,802,411	52,225,000	82,647,599	90,998,438	109,182,483	127,115,063
Subsidies to other public authorities	869,381	-	-	-	-	-
Capital asset outlay	178,555,523	543,052,000	400,000,000	400,000,000	400,000,000	250,000,000
Grants and donations (M/WBE support)	44,500	77,000	77,000	80,080	83,283	86,615
Other nonoperating expenditures	10,893,000	14,000,000	11,000,000	13,507,500	13,473,500	13,462,344
Total Expenditures						
	\$ 328,695,314	\$ 702,783,077	\$ 592,636,054	\$ 602,801,131	\$ 629,578,583	\$ 495,282,111
Capital Contributions						
	-	-	-	-	-	-
Excess (deficiency) of revenues and capital contributions over expenditures **						
	\$ 332,611,112	\$ 527,498,349	\$ 527,919,001	\$ 540,615,623	\$ 522,184,877	\$ 515,552,030

** The PARIS excess revenue calculation includes bond proceeds/funds and therefore differs from the excess revenue paid annually to NYC.

APPROVAL TO ESTABLISH PRE-QUALIFIED PANELS OF PERMANENT AND TEMPORARY STAFFING SERVICES PANEL TO PROVIDE STAFFING 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 establish the following panels of pre-qualified permanent and temporary staffing services 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 \$500,000.00 for staffing services:

PANEL A: PERMANENT PLACEMENT FIRMS

Fusco Personnel Inc. (WBE)
Abrahams Consulting LLC (MWBE)
Avenues International Inc. (MBE)
Michael Page International Inc,
William W. Professional Staffing LLC (MWBE)
United Staffing Solutions
Lloyd Staffing
Infojini

PANEL B: TEMPORARY STAFFING FIRMS

Abrahams Consulting LLC (MWBE)
Fusco Personnel Inc. (WBE)
Avenues International Inc. (MBE)
Corporate Hiring Solutions (CoHires)
LanceSoft Inc.

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 contracts on behalf of the Authority, subject to such changes as the officer or officers executing the contracts 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 contracts; 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 WJE ENGINEERS AND ARCHITECTS, P.C. FOR 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 (the “Authority”) or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute an amendment to retroactively extend the term of the Authority’s legal services contract with WJE Engineers and Architects, P.C. through December 31, 2027 and to increase the contract value by \$40,000.00 to a not-to-exceed contract amount of \$60,000.00; 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 AMEND THE AGREEMENT WITH IN OUR SHOES, LLC FOR PROFESSIONAL DEVELOPMENT 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 In Our Shoes, LLC (i) to extend the term through July 31, 2027, and (ii) to increase the contract value by \$200,000 to a total not-to-exceed contract value of \$280,000; 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 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 ENTER INTO AN AGREEMENT WITH DRAGONETTI BROTHERS
LANDSCAPING NURSERY & FLORIST INC. TO PROVIDE TREE CARE 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 Dragonetti Brothers Landscaping Nursery & Florist Inc. to provide tree care services for three (3) years for a not-to-exceed amount of \$250,000.00; 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 INTEGRITY GENERAL CONTRACTORS INC. TO PROVIDE WASTE HAULING 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 Integrity General Contractors, Inc., to provide waste hauling services for three (3) years for a not-to-exceed amount of \$150,000.00; 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.