

BATTERY PARK CITY PARKS CONSERVANCY CORPORATION

Meeting of the Directors
One World Financial Center – 24th Floor
New York, NY 10281
December 4, 2014

Directors Present

Frank Branchini, Acting Chairman/Member
Donald Capoccia, Member
Martha Gallo, Member
Lester Petracca, Member

Conservancy Staff in
Attendance:

Shari Hyman, President/COO
Tessa Huxley, Executive Director
Betty Chin, Director of Administration and Finance
Alix S. Pustilnik, Vice President/Secretary
Robert M. Serpico, Vice President/Treasurer
Seema Singh, Assistant Secretary

Authority Staff in Attendance: Lauren Bruggess, Paralegal/Assistant Corporate Secretary
Gwen Dawson, Vice President, Real Property
Robin Forst, Vice President, External Affairs
Karl Koenig, Controller
Kevin McCabe, Special Assistant to the Chairman/CEO
Brenda McIntyre, Vice President, Human Resources
Robert Nesmith, Chief Contracting Officer
Alexis Torres, Special Advisor to the President/COO

Others in Attendance:

Therese Loeb Kreuzer, Downtown Post NYC
Matt Fenton, The Broadsheet
Amanda Woods, Tribeca Trib
Josh Rogers, Downtown Express
Camden Ackerman, Office of NYS Assembly Member Silver
Michael Fortenbaugh, North Cove Marina Management, Inc.
Various members of the general public

The meeting of the Directors convened at 10:45 a.m.

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The first item on the agenda was the approval of the minutes of the October 22, 2014 meeting. Upon a motion made by Mr. Capoccia and seconded by Ms. Gallo, the following resolution was unanimously adopted:

APPROVAL OF MINUTES OF THE OCTOBER 22, 2014 MEETING

BE IT RESOLVED, that the minutes of the meeting of the Directors of the Battery Park City Parks Conservancy Corporation held on October 22, 2014 are hereby approved.

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The next item on the agenda, presented by Ms. Huxley, was an authorization to amend the contract with The Doe Fund, Inc. to add cleaning and trash removal services for the Pier A Plaza to the contract's scope of services.

Ms. Huxley explained that The Doe Fund was hired to do minimal trash pickup along the eastern boundary of Battery Park City. With Pier A Plaza now open, she continued, along with other areas in Lower Manhattan that attract crowds, it was decided to extend The Doe Fund contract until December 2015 and to include the Pier A Plaza in its scope of services. This amendment will ensure continuity of trash removal and cleaning services while allowing the Authority and the Conservancy to determine a fiscally responsible plan for moving forward in the future.

Upon a motion made by Mr. Capoccia and seconded by Ms. Gallo, the following resolution was unanimously approved:

AUTHORIZATION TO AMEND A CONTRACT WITH THE DOE FUND, INC. FOR CLEANING AND TRASH REMOVAL SERVICES

BE IT RESOLVED, that in accordance with the materials presented to this meeting, the President and Chief Operating Officer (the "President") of the Battery Park City Parks Conservancy Corporation (the "Conservancy") or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute an amendment (the "Amendment") to the contract with The Doe Fund, Inc. to add cleaning and trash removal services in Pier A Plaza to the scope of services, increase the term of the contract by one year to December 31, 2015, and amend the total not-to-exceed amount to \$161,342.30; 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 Conservancy, 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 Conservancy, such approval to be conclusive evidence 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.

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The next item on the agenda was an authorization to enter into a contract with Raymond of New Jersey, LLC ("Raymond") for the Transtacker and Walkie Stacker maintenance, also presented by Ms. Huxley.

Ms. Huxley explained that the Conservancy's headquarters were literally built around this storage system. Due to the unique nature of the Transtacker, there is only one company that can maintain the system and that is the company that built it, therefore the procurement is a single source. This authorization is for a two year contract in the not-to-exceed amount of \$54,799; within that cost is an emergency fund of about \$10,000, in case it is needed. Ms. Huxley added that the emergency fund was also included in the last contract with Raymond, but was not needed. She stated that Raymond also provides and maintains the Walkie Stacker forklift and an extra wide version of the Walkie Stacker, both of which the Conservancy also utilize.

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

AUTHORIZATION TO ENTER INTO A CONTRACT WITH RAYMOND OF NEW JERSEY, LLC FOR TRANSTACKER AND WALKIE STACKER MAINTENANCE

BE IT RESOLVED, that in accordance with the materials presented to this meeting, the President and Chief Operating Officer (the "President") of the Battery Park City Parks Conservancy Corporation (the "Conservancy") or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute a two-year contract (the "Contract") with Raymond of New Jersey, LLC for a not-to-exceed amount to \$54,799; and be it further

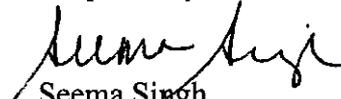
RESOLVED, that the President or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Conservancy, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary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

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There being no further business, upon a motion made by Mr. Capoccia and seconded by Mr. Petracca, the meeting thereupon adjourned at 10:51 a.m.

Respectfully submitted,


Seema Singh
Assistant Secretary