

HUGH L. CAREY BATTERY PARK CITY AUTHORITY
Meeting of the Members
200 Liberty Street, 24th Floor
New York, NY 10281
December 16, 2020

Members Present

George Tsunis, Chair (via video)
Lester Petracca, Member (via video)
Donald Capoccia, Member (via video)
Martha Gallo, Member and Acting Chair (via video)
Catherine McVay Hughes, Member (via video)
Anthony Kendall, Member (via video)

Authority Staff in Attendance: Benjamin Jones, President and Chief Executive Officer (via video)
Sharmila Baichu, Vice President of Human Resources (via video)
Gwen Dawson, Vice President, Real Property (via video)
Pamela Frederick, Chief Financial Officer/Treasurer (via video)
Abigail Goldenberg, General Counsel (via video)
Craig Hudon, Vice President of Parks Programming (via phone)
Susie Kim, Deputy General Counsel (via video)
Karl Koenig, Controller (via video)
Kevin McCabe, Chief Resilience Officer (via phone)
Eric Munson, Chief Operating Officer (via video)
Jahmeliah Nathan, Vice President of Administration (via video)
Robert Nesmith, Chief Contracting Officer (via phone)
Bruno Pomponio, Vice President of Parks Operations (via phone)
Ryan Torres, Assistant Vice President of Parks Operations (via video)
Jason Rachnowitz, Director of Financial Reporting (via phone)
Nicholas Sbordone, Vice President of Communications and Public Affairs (via video)
Alexis Torres, Chief of Staff (via video)

Others in Attendance: Steve Faber, PFM Asset Management (via video)
Jim Haddon, PFM Asset Management (via video)

The meeting, called on public notice in accordance with the New York State Open Meetings Law, convened at 2:02 pm.

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The first item on the agenda was the approval of the minutes of the October 28, 2020 meeting. Upon a motion made by Mr. Kendall and seconded by Ms. McVay Hughes, the following resolution was unanimously adopted:

APPROVAL OF MINUTES OF THE OCTOBER 28, 2020 MEETING

BE IT RESOLVED, that the minutes of the meeting of the Members of the Hugh L. Carey Battery Park City Authority held on October 28, 2020 are hereby approved.

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Next, there were four (4) presentations during the period of public comment, which were read by Mr. Sbordone.

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

Ms. Nathan reported that for the month of October 2020, 33.61 percent or approximately \$988,000.00 of the Authority's total qualifying expenditures of approximately \$2.9 million was paid to MWBEs. Of this total amount 5.76 was paid to MBEs, 2.56 percent as prime contractors, and 3.2 percent to MBE subcontractors. And of the total qualifying amount, 27.85 percent was paid to WBEs of which 16.18 percent was paid to WBE prime contractors and 11.67 percent to WBE subcontractors.

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The next item on the agenda was a report of meeting of the Investment Committee provided by Ms. Frederick. She noted that PFM Asset Management, the Authority's investment advisors, provided a quarterly investment report and an analysis of the portfolio's interest rate sensitivity to the members of the Investment Committee.

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Ms. Gallo then asked Mr. Jones to deliver the Resiliency Update. Mr. Jones noted that work continues on all of the Authority's resiliency projects. For the Ballfields Resiliency Project, the Authority's focus continues to be on obtaining the revocable consent from the City's Department of Transportation so that we can begin construction in the spring. He described the progress with DOT and that a required public hearing will be held later in January. On the South Battery Park City Resiliency Project, the Authority is working on tasks related to the environmental review portion of the project. He also reported that the pile remediation project ended this season successfully. Also he provided an update on the procurement for the consulting engineer for the progressive design build strategy for the north and west resiliency project. Mr. Jones then described the Authority's efforts relating to sustainability, specifically discussing the zero waste initiative, the expansion of composting operations including the dog waste composting pilot. He described the process for zero waste certification for our parks and open spaces and the rest of our operations beginning with a waste audit of the trash in our parks.

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Mr. Jones presented the next item on the agenda, which was an authorization to enter into an agreement with Green Business Certification, Inc. to provide zero waste certification services. Zero waste certification for our parks and open spaces, as well as certain facilities operated by the Authority, is connected to the Authority's sustainability strategic priorities. He explained that Green Business Certification, Inc. is the only company that provides zero waste certification services, which includes setting standards, reviewing reports and data, and providing site assessments and feedback if necessary.

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

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH GREEN BUSINESS CERTIFICATION, INC. (“GBCI”) TO PROVIDE ZERO WASTE CERTIFICATION SERVICES

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 enter into a three (3) year contract with GBCI in order to provide TRUE Zero Waste Certification for Battery Park City Authority open spaces, operations and additional other facilities, for a not-to-exceed total amount of \$23,500.00; 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 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 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 further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

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The next item on the agenda, presented by Ms. Dawson, was an approval of spending caps for certain on-call contracts. Ms. Dawson explained that the Authority has Board-approved pre-qualified or on-call panels for various categories of contractors and consultants including on-call general contractors, on-call engineers, and on-call construction managers. After approval of the panels, it is a matter that comes back to the Board every year for approval of the maximum expenditures for payments under those categories of on-call contracts. As a reminder, this approval does not change the Authority’s budget in any way. The budget that was approved in October will stay the same, and the expenditures for the on-call contracts will be allocated to the line items in that budget as appropriate. For fiscal year 2021, Ms. Dawson requested that the Board approve on-call spending caps of \$3.1 million for on-call general contractors, \$1.2 million for on-call engineers, and \$1.1 million for our on-call construction managers. The spending caps reflect a modest increase over last year's expenditures.

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

APPROVAL OF FISCAL YEAR 2021 ON-CALL SPENDING AUTHORITY

BE IT RESOLVED, the Fiscal Year 2021 annual spending maximums for the following On-Call Expenditures, are hereby established:

- On-Call GC Expenditures: \$3,100,000;
- On-Call Engineering Expenditures: 1,200,000; and
- On-Call CM Expenditures: 1,100,000; 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 corporate action, presented by Ms. Nathan, was an authorization to enter into a contract with MicroForce to provide the Great Plains and WorkPlace software maintenance services. She explained that the Authority utilizes Microsoft Dynamics Great Plains and Paramount WorkPlace software for its general ledger accounting and requisition needs. On August 24, 2020, the Authority issued a request for proposal for the provision of ongoing maintenance services for both pieces of software. In addition to advertising and solicitation in the New York State contractive quarter, the Authority also sent it to 10 qualified vendors listed on the Microsoft Certified Partners website, and 6 MWBE vendors found on the Empire State Development Corporation Vendor Director. We also made follow-up calls to each vendor to ensure that they receive the RFP. In addition, ESD found the advertisement and sent the scope of work to an additional 20 MWBE vendors. In total 36 vendors of which 26 were MWBE were contacted regarding this RFP. Despite these extensive outreach efforts however, the Authority received only one proposal in response to the RFP from MicroForce. She added that our procurement staff has been reaching out to the vendors whom we contacted, but who did not bid on this opportunity to determine why. She noted that she hopes that this outreach will yield information that can help us ensure that we have multiple bidders on future solicitations. An evaluation committee consisting of key staff from the MIS and finance departments reviewed the technical proposal, scored it based on the evaluation criteria set forth in the RFP, and determined that MicroForce's proposal was responsive to the Authority's needs. As MicroForce was the only bidder to determine that their proposed cost was fair a review was conducted of our current agreement with MicroForce which was competitively procured with multiple bidders years ago. For that competitive procurement MicroForce provided the lower hourly rates of the two proposers who submitted bids. This contract was for the same services as the proposed new contract and both RFPs asked their proposers to express a labor cost in terms of hourly rates. Overall, the hourly rates proposed in this new solicitation reflect less than a 2 percent annual increase over the rates charged on our current contract. And so the evaluation committee determined them to be fair and reasonable. She requested Board approval to enter into an agreement with MicroForce to provide the Great Plains and WorkPlace software maintenance services for a term of two years with the Authority having the option for two one-year renewals at a cost not to exceed the total amount of \$821,680.00. Mr. Kendall expressed his concern that the Authority should try to find ways to ensure that more bidders respond to the Authority's RFPs.

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

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH MICRO FORCE, INC. (“MICRO FORCE”) TO PROVIDE MICROSOFT DYNAMICS GREAT PLAINS AND PARAMOUNT WORKPLACE SOFTWARE MAINTENANCE SERVICES

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 enter into an agreement with Micro Force. to provide Microsoft Dynamics Great Plains and Paramount Workplace Software Maintenance Services for a term of two (2) years, with the Authority having the option to extend for two (2) one (1) year renewals, for a not-to-exceed total amount of \$821,680.00; 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 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 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 further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

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Ms. Gallo then noted the arrival of Chairman George Tsunis to the meeting. He requested that she continue presiding over the meeting.

The next item on the agenda, presented by Mr. Munson, was an authorization to amend the Authority's office space lease with Brookfield. He explained that the lease for the Authority's office space on the 24th floor of 200 Liberty is set to expire this coming June. And so over the past couple of years we've been monitoring the market and also investigating our various options to address our office space needs. We've toured both core and shelf space and also sublease space in the Brookfield complex and ultimately determined that neither option would be in the Authority's best interests. So at the beginning of the year, negotiations began in earnest on renewing the lease of the Authority's existing space. He added that he was supported by members both of our senior team as well as by folks at CBRE, HR&A and Chair Tsunis, and in particular Member Petracca who has been instrumental in protecting the Authority's fiduciary interests over the course of the project. The market rates for office space in what CBRE refers to as the downtown west submarket which is the area that includes both Battery Park City and the World Trade Center site is around \$70.00 a square foot with 12 months in free rent, with about between \$90.00 and \$100.00 of tenant improvement allowance as a concession package. And so at Lester's urging rather than evaluating each of these terms independently, the Authority began negotiating the deal holistically seeking economic terms that reflected in that present value that was on the whole below that benchmark. So after deducting \$65.00 a square foot for tenant improvement allowance over the 10-year term, which will enable us to lay out the space more efficiently and upgrade as needed, we arrived at a base rent of \$62.00 per rentable square foot for the first five years of the lease and \$68.00 for the second five with 7 months of free rent included over the course of the term. These

provisions reflect on an at-present value basis below the aforementioned comparable property that serves as a benchmark. In recognition of changing market conditions resulting from the COVID-19 pandemic, the Authority also negotiated a favorable termination provisions which enables us to terminate halfway through the lease with a termination fee equal to amount of tenant improvement allowance spent by the Authority in excess of half of the total allowance, with a 6% interest rate. This provision will enable us to ensure that we continue to make the most fiscally and operationally prudent approach when addressing our office space needs as the market conditions continue to evolve. Mr. Munson then requested authorization to amend the Authority's office space lease with Brookfield in accordance with the discussed terms.

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

AUTHORIZATION TO EXECUTE AN AMENDMENT TO THE AUTHORITY’S LEASE WITH BROOKFIELD OFFICE PROPERTIES, L.P. FOR OFFICE SPACE LOCATED AT 200 LIBERTY STREET

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 execute an amendment to the Authority’s lease with Brookfield Office Properties, L.P. for office space located at 200 Liberty Street (the “Amendment”) in accordance with the description of those amendments 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 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 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.

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Mr. Munson presented the next item on the agenda, which was an authorization to enter into an agreement with the Alliance for Downtown New York. Mr. Munson explained that for the past 17 years, the Authority has partnered with the Downtown Alliance on this free shuttle bus service known as the Downtown Connection which has proven to be a really vital resource for commuters, seniors, and other community members to get around the neighborhood as you heard in the public comment section of today's meeting. Based on the feedback from the Members last year, the Authority has been working proactively with the Downtown Alliance to prioritize finding fully electric buses for the Downtown Connection service. The service currently emits significant carbon into Lower Manhattan each day that it runs and so this transition is an important component of the Authority's sustainability agenda. As such, over the past year we conducted outreach to partners and city and state government to the electric bus manufacture industry and to not-for-profit environmental groups. Mr. Munson thanked Member McVay Hughes for her support and guidance in pursuing this core strategic initiative.

Mr. Munson noted that the Downtown Alliance issued an RFP for electric bus service to succeed their existing operator, but did not receive any responses to that solicitation. It was suspected that the COVID-19 pandemic was a significant contributor to the anemic response the RFP. To avoid an abrupt interruption of service, the Alliance quickly issued a solicitation for conventional bus service, secured multiple bids, and entered into an agreement with U.S. Coachways to provide Downtown Connection Bus service over the coming two years. At the Alliance urging, their new vendor outfitted the buses to accommodate passengers during the COVID-19 pandemic including UV lights and front facing seats, and the Authority remains hopeful that these measures will yield a rally in ridership which is down by over 80 percent since before the pandemic began. The Alliance has expressed their intention to issue a new source of bus service toward the end of calendar year 2021 to which we expect and hope for a more robust response. However, in the meantime, Mr. Munson requested approval to enter into an agreement with the Downtown Alliance to cover the Authority's historic share of support of bus operations in calendar year 2021. He also requested approval to renew that support for a second year into 2022 provided that the Authority determines that sufficient progress has been made toward the transition to electric bus service. To that end, he requested authorization to enter into an agreement with the Alliance for Downtown New York for 2021 with an option to extend through 2022 at the not to exceed cost of \$1,264,000.00 an amount equal to what the Authority has historically paid over the past 10 years, \$632,000.00 per year.

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

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 & Chief Executive Officer (the "President") of the Authority, or her/his designees be, and each of them hereby is, authorized and empowered to execute a sponsorship agreement in the not-to-exceed amount of \$1,264,000, providing for a payment to The Alliance for Downtown New York, Inc. in the amount of \$632,000 for bus service during calendar year 2021, with the option to extend the agreement for an additional one-year term for calendar year 2022 in the additional amount of \$632,000; and be it further

RESOLVED, that the President of the Authority, 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.

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The next item on the agenda, presented by Ms. Frederick, was an authorization to enter into a contract with Mohanty Gargulio for swap advisory services. Ms. Frederick explained that the Authority issued a discretionary procurement for swap advisory services to MBE, WBE, and SDVOB firms. The RFP was provided to 13 firms and listed in the New York Contract Reporter. Two firms responded, Mohanty-Gargulio and Acacia Financial Group. Mohanty was selected as the best value for the Authority. A key factor was that Mohanty focuses exclusively on derivative products. Their principal, who is the lead manager on our relationship is actively engaged as a leader in the interest rate derivatives market and given the breadth and depth of her involvement, the evaluation committee determined that Mohanty could provide the most timely and in depth information related to rate derivative structuring

and to market changes. Their work in the upcoming year will be critical as we approach the market restructuring related to the sunset of LIBOR which will affect all counter-parties that have LIBOR exposure. The Authority's swaps were restructured into a SIFMA floating rate index for five years through June 2024, however, the remaining swap terms run through 2031 and 2033. Ms. Frederick then requested authorization to enter into an agreement with Mohanty as the qualified independent swap advisor for two years with a one-year extension option through 2023 for the not-to-exceed value of \$330,000.00.

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

AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH MOHANTY-GARGULIO, LLC (“MOHANTY-GARGULIO”) TO PROVIDE QUALIFIED INDEPENDENT REPRESENTATIVE (“QIR”) AND MUNICIPAL ADVISORY SERVICES

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 enter into an agreement with Mohanty-Gargulio to provide QIR and municipal advisory services for a term of twenty-four (24) months, with the Authority having the option to extend for an additional twelve (12) months, for a not-to-exceed total amount of \$330,000; 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 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 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 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 use up to \$10 million of the Authority's operating contingency reserve fund as a capital funding source for fiscal year 2021, to be used for approved projects. The reserves would be used only after fully utilizing allocated 2013 and 2019 bond funds and depleting any remaining unallocated general infrastructure bond funds. The Authority is seeking to bridge funding until additional bond proceeds are raised which we anticipate would occur later in 2021 probably in the November to December timeframe, depending on approvals and process and the market. The reserves were used in this manner in 2009 and 2019 to allow capital projects to proceed while funds were being raised.

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

AUTHORIZATION OF USE OF RESERVE FUND FOR CAPITAL EXPENDITURES

BE IT RESOLVED, that the use of up to \$10 million of the operating contingency reserve fund as a funding source for approved capital expenditures for fiscal year 2021 is hereby approved; 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 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 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.

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Mr. Frederick then presented the next item on the agenda: approval of the reallocation of \$1,313,186.00 of the 2013 bond funds from projects that have been completed below their allocated and approved budget. The funds would then be reallocated to the general infrastructure category and used on projects as they occur. She recognized the real property team for completing the projects under budget, and recommended approval of the resolution to reallocate these funds to general infrastructure category for future use on approved capital projects.

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

AUTHORIZATION TO APPROVE THE REALLOCATION OF CERTAIN 2013 BOND PROCEEDS

BE IT RESOLVED, that the reallocation of \$1,313,186 of unused bond funds to the general infrastructure category of the 2013 bond issuance is hereby approved; 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 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 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.

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The final agenda item was presented by Ms. Frederick. She requested approval for the reallocation of certain 2019 bond proceeds to address changes to certain approved projects, specifically the Ballfields resiliency project and the Esplanade Granite Repair and Restoration Projects, which allocations were reflected on the attachment provided and reflected in the amended 2019 Capital Plan. The Ballfields resiliency project was accelerated and approved to increase from \$1 million that was originally budgeted for design work, to \$7.85 million to reflect the construction costs associated with the project. The Authority is seeking approval to reallocate \$6.85 million in bond funds from other resiliency projects and to then replace those funds upon the next bond offering. The Authority is also seeking approval to reallocate \$2.85 million (\$1.1 million from the Asphalt Granite Repair Project and \$1.75 million from the Esplanade Granite Wall Restoration Project) to each of the North and South Esplanade

Granite Restoration Projects (in equal amounts of \$1.425 million each). She recommended approval of the reallocation of these funds and approval of the resolution.

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

AUTHORIZATION TO APPROVE THE REALLOCATION OF CERTAIN 2019 BOND PROCEEDS

BE IT RESOLVED, that the reallocation of \$6,850,000 million in 2019 bond proceeds to the Ballfield Resiliency project and \$2,850,000 million in 2019 bond proceeds to the North and South Esplanade Granite Restoration projects is hereby approved; 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 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 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.

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Ms. Gallo made a motion to enter Executive Session, which was seconded by Ms. McVay Hughes, to discuss the 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 2:50 p.m.

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The Members exited Executive Session at 3:56 p.m.

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There being no further business, upon a motion made by Ms. McVay Hughes and seconded by Ms. Petracca, the Members unanimously voted to adjourn the meeting. The meeting thereupon adjourned at 3:57 p.m.

Respectfully submitted,

Susie Kim
Assistant Corporate Secretary

Public Comment
December 16, 2020

1. Ms. Justine Cuccia

Good afternoon. My name is Justine Cuccia and I am coming before you today wearing two hats, first, as Chair of the Battery Park City Committee of Community Board One:

1. I noted that the BPCA's contract with The Alliance for Downtown New York, Inc. as related to the Downtown Connection Shuttle Bus Service is on the Agenda, Item E.

Anticipating that there may have been some concerns about a decrease in ridership during the Coronavirus Pandemic, I want to take this opportunity to state that the Connection Bus has become a vital and treasured amenity in BPC and lower Manhattan. Users include our oldest and youngest residents and their caregivers, as well as residents and workers in BPC. Whatever decision is made in regards to the Connection Bus, please ensure that its operations will continue, during the remainder of the Pandemic and beyond.

2. I also want to again commend the BPCA and this Board for the progress it has made towards ensuring BPC and beyond, really, is protected against the next 100-year Storm. This Board has embraced resiliency and set the standard for how to move forward thoughtfully, efficiently and more quickly than any other government agency/quasi-government agency in New York. Thank you for that leadership.
 - a. That said, this level of commitment or effort has not been put forth to address the impending doom facing EVERY residential and commercial tenant in BPC in terms of being taxed out of their homes.

Switching now to my Democracy4BPC hat:

1. \$300,000,000 a year is enough for the BPCA to collect from the residential and commercial tenants in BPC...Period. All the good work that the BPCA does in BPC and adjacent neighborhoods can continue as always, including Resiliency. BPC residential and commercial tenants are not bottomless wells; we are all running dry and the BPCA needs to start meaningfully and effectively tackl[ing] this issue with as much commitment, energy, creativity and resolve as it has tackled Resiliency.

Thank you for your time. Happy, safe and healthy holidays to you all and your families.

2. Ms. Sarah Cassell, on behalf of the Gateway Plaza Tenants Association

Matthew Fenton puts it very simply in the Broadsheet article regarding the Connection Bus:

“Among the services provided by the Alliance that Lower Manhattan residents especially prize is the Downtown Connection shuttle, which ferries passengers free of charge between more than 30 local stops that link residential areas with business and shopping districts, as part of a partnership with the Battery Park City Authority.”

Gateway residents, seniors and caregivers especially, value the Connection Bus as transportation to and from basic shopping, school and commuting hubs as well as to vital medical appointments. Even with a diminished schedule we need this service to continue. As long as the bus schedules are available, we will all still be able to access the service.

The GPTA thanks both the BPCA and the Alliance for their continued efforts on behalf of the residents. Hopefully, all returns to “normal” soon, at which point a more environmentally-friendly vehicle can be considered. But in this current context, we need this “Connection” Bus more than ever.

Thank you all for your time.

3. Various residents [*The next item involves a number of pre-written, form emails BPCA has received over the past weeks to a range of email addresses available on our website, from a group of individuals identifying themselves as “concerned homeowners of Battery Park City,” and as part of a group called the “Battery Alliance.”. Aside from a handful of submitters, who added certain personal details into the form email template, the sum and substance of the Standard Message received reads as follows*]

I am a concerned homeowner in Battery Park City. I love this neighborhood. However, due to an egregious ground lease, and gross mismanagement by the state-run authority, homeownership in our community has become unaffordable for all but the richest New Yorkers. Astonishingly, the cost of owning a small apartment in our neighborhood (in terms of taxes, ground lease and facilities fees, and monthly maintenance charges) is nearly equal to the cost of renting one—without even factoring in mortgage payments! Immediate action is needed, if families like mine are to be able to survive as homeowners in our community. I urge you to meet with the leaders of the Battery Alliance, to hear their five-point plan for saving affordable home ownership in Battery Park City. Thank you.

4. Excerpts of comments from families whose children participated in the Downtown Soccer League’s fall season at the Battery Park City Ball Fields.

On behalf of my family (and surely my son's entire team), I'd like to thank you for your ongoing support of the Downtown Soccer League. It is always appreciated, but this year attending weekly practices and games was literally the only time during the entire week that my high-school aged son was able to get out of the house, get exercise, get fresh air, and interact with friends.

* * *

Amid all the uncertainties that we are facing, the Downtown Soccer League pulled together an amazing season where they provided a stable recreational sporting experience for the youth.

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I have two children 11 yrs. and 9 yrs. and they have been so excited during the week and on the weekends to play soccer on the fields. Everyone in the community that we know have been much healthier as a result of the outdoor activities, and the community is thriving. Thanks so much for the beautiful fields.

* * *

We cannot thank you enough for supporting our kids through this extraordinary soccer season!! Our happiest moments this fall were those spent watching our kids out on the field running with their friends.

* * *

Thank you very much for transforming what could have been so depressing a time into the most special activity we had throughout the fall.