

THE TRUST FOR GOVERNORS ISLAND

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS
OF
GOVERNORS ISLAND CORPORATION d/b/a
THE TRUST FOR GOVERNORS ISLAND
MARCH 30, 2017

A meeting of the Board of Directors of Governors Island Corporation d/b/a The Trust for Governors Island (“The Trust”) was held on Thursday, March 30, 2017, at City Hall, New York.

The following members of the Board of Directors of The Trust were present:

Carl Weisbrod, Chairperson
Margaret Chin
Alicia Glen
Catherine Hughes
Ben Lawsky
Janno Lieber
Susan Mercandetti
Avi Schick
Tokumbo Shobowale

Also present was staff from The Trust, the Mayor’s Office and The Friends of Governors Island.

Carl Weisbrod, Chairperson of the Board, called the meeting to order and welcomed all in attendance. Marni Friedlander, Secretary and General Counsel for The Trust, served as Secretary of the duly constituted meeting, at which a quorum was present.

Mr. Weisbrod began the meeting by recognizing the distinguished service of the former Chairperson of the Board, Ronay Menschel. He thanked Ms. Menschel for supporting the Island’s development and for her overall service to The Trust and New York City. Mr. Weisbrod also introduced to the Board the new Deputy Chief of Staff for Deputy Mayor Alicia Glen, Caitlin Lewis, who takes the place of Eleonora Bershadskaya.

After these opening remarks, Mr. Weisbrod commenced with the voting items.

1. Approval of the minutes of the meeting of Directors held on January 17, 2017

There were no questions or comments. A motion to approve such minutes, as submitted, was made, seconded, and unanimously approved.

2. Authorization to enter into a contract with AKRF, Inc. (“AKRF”) for the provision of Environmental Consulting Services

Marni Friedlander presented this item. Ms. Friedlander stated that in 2006, the Governors Island Preservation and Education Corporation, predecessor-in-interest to The Trust, competitively procured and entered into a contract with AKRF for various environmental consulting services (the “AKRF Contract”), including a City Environmental Quality Review, a State Environmental Quality Review, and assistance with other regulatory requirements for the Park and the Hills.

Ms. Friedlander next said that in October 2010 The Trust Board authorized a first amendment to the AKRF Contract, extending the contract term to April 15, 2014 and increasing the contract price. A second amendment in March 2013 further increased the contract price to approximately \$2 million. On December 1, 2014, The Trust received sole source authorization to extend the AKRF Contract term to April 14, 2017 in connection with the Hills and the Park development.

Ms. Friedlander explained that The Trust has transitioned its focus to Island-wide development in response to Mayor de Blasio’s 2016 State of the City address. As such, on February 23, 2017, The Trust requested and received a second sole source authorization to enter into a new contract with AKRF based on AKRF’s deep knowledge of Governors Island.

Ms. Friedlander stated that AKRF will help The Trust with environmental planning and various consulting services, such as preparing one or more Environmental Impact Statements. She also stated that The Trust and the Office of Management and Budget (“OMB”) were still discussing funding for the new contract, but The Trust anticipates funding will be approved as part of the FY 2018 Executive Plan.

With that said, Ms. Friedlander asked the Board to authorize The Trust to enter into a new contract with AKRF for the provision of environmental consulting services for a three year term and a not-to-exceed contract price of \$1,669,000.

Mr. Weisbrod asked if the contract is subject to OMB approval; Ms. Friedlander replied yes. Deputy Mayor Glen reiterated that the contract price does not appear in the FY 2017 budget, which Michael Samuelian, President for The Trust, confirmed.

Janno Lieber asked what the contract price is based on. Mr. Samuelian responded that the price is the result of conversations with AKRF regarding the potential development opportunities for the South Island. Mr. Lieber also asked if The Trust received a competitive price offer from AKRF; Mr. Samuelian answered that another firm would likely cost more, since the firm would start with no historical knowledge of the Island.

Susan Mercandetti asked what factors AKRF considers in the environmental review. Mr. Samuelian replied that AKRF will focus on a proposed development’s impact on matters such as transportation and pedestrian traffic. Mr. Weisbrod added that AKRF’s criteria are largely set by City and State law.

Tokumbo Shobowale asked if the scope of work was based on a set amount of hours worked; Mr. Samuelian answered yes based on a three year timeline. Mr. Weisbrod added that the maximum contract price is determined by hours and the scope of work, so that price sets the maximum amount of hours and work AKRF can complete.

Deputy Mayor Glen asked if the contract price is the maximum amount The Trust will spend on the draft Environmental Impact Statement, which Mr. Samuelian confirmed.

With no additional questions or comments, a motion to approve the item was made, seconded, and unanimously approved.

3. Executive Session to discuss a lawsuit

Mr. Weisbrod made a motion to enter into executive session to discuss a matter relating to the lawsuit involving The Trust, Ocean and Coastal Consultants Engineering, P.C., and Turner Construction Company. The motion was seconded and approved. The executive session began at 9:15 A.M. and ended at 9:27 A.M.

4. President's Report

Mr. Samuelian delivered a President's report on the upcoming public access season, which he announced officially would begin on May 1, allowing visitors to experience springtime on Governors Island for the first time. Mr. Samuelian also said this season will be the first full season that visitors can visit the Hills.

Mr. Samuelian transitioned to arts and programming, noting that returning participants include the Children's Museum of Art, the Sculptors Guild, and Figment; there will also be new participants this year, such as the NYC Bhangra's Holi Hai Festival. He also announced that the Western Development Zone will host concerts on Island this year, and Adventures on GI, a new recreation center, will offer zip lining, rock climbing, and a human maze.

Mr. Samuelian spoke about the two beer gardens coming to Liggett Terrace and a seasonal oyster bar named Island Oyster. Deputy Mayor Glen mentioned that Island Oyster's success will be a good indicator of the potential for further activation of the Island. Ms. Mercandetti remarked that The Trust could create programming to bolster Island Oyster's success as well as use it as an outpost to host company outings. Mr. Lieber added that Downtown Alliance could be of assistance as well to help boost business at the seasonal restaurants.

Councilmember Margaret Chin asked if The Trust could assist Island Oyster in coordinating its transportation options and secure additional ferry service. Mr. Samuelian responded yes. Mr. Lieber asked if The Trust could concentrate advertising for Island Oyster at certain areas where there are large numbers of private boat owners; Mr. Samuelian supported the idea. Mr. Samuelian also noted that The Trust now has rights to use Pier 102 on the northern side of the Island, which could allow private boats to dock on Island.

Mr. Samuelian then discussed the grills. Ms. Mercandetti suggested partnering with Fresh Direct to sell charcoal for the grills, which Mr. Samuelian supported.

Mr. Samuelian also announced the early opening of the two ball fields on Island and the rebuilding of the Parade Grounds to provide fields for football, lacrosse and soccer; these decisions are part of a larger campaign to cement recreation as a part of the Island's identity.

Mr. Samuelian introduced Meredith Johnson, the new Vice President of Arts and Culture, and explained her role in renovating Admiral's House and garages on Island in order to create better event spaces. Ms. Johnson has also contributed to the new visitor center on the Island, which will be a freestanding building near the Manhattan Ferry Landing that will serve as an information center. Ms. Mercandetti asked if Governors Island had a logo or trademark to put on merchandise. Ms. Friedlander answered that The Trust has applied for a trademark for Governors Island and the application is currently pending.

Mr. Samuelian then stated that the construction at Brooklyn Bridge Park will cause Governors Island Brooklyn ferries to run from Pier 1 instead of Pier 6, and that Governors Island will be a stop on two Citywide Ferry routes on weekends this summer.

Mr. Samuelian concluded that the goal for the Island is long term activation and development.

The Verizon agenda item was withdrawn from the agenda.

5. Public Comment, Executive Session and Adjournment

At this time, Mr. Weisbrod asked if any member of the public had a statement to make. Hearing none, Mr. Weisbrod entertained a motion to adjourn the meeting. The motion was seconded, and the meeting was adjourned.