

Battery Park City Authority  
Community Meeting  
Wednesday June 6, 2018

BJ JONES

I see a few familiar faces here. My name is BJ Jones. I'm president of the Battery Park City Authority and joined by a lot of my colleagues that are here. Raise your hand, colleagues. As usual, we're here to give you some news and perhaps more importantly get your feedback to know what you're thinking about the subjects covered here or what else is on your mind. We're also joined again by our board member Catherine McVay Hughes and we're going to be featuring some pictures of historic Battery Park City tonight as part of the slide format. We're doing a switch of the agenda, but we're going to follow the same format as we have been the last couple of times. We're going to have a couple of sections, and after each section, we'll pass the microphone around.

For those of you who have been here before, you're getting to know Frances very well, our microphone person, and so after each section, we'll take your questions about that section and then, at the end, we'll have it open for general comment. We are going to start, actually, with public safety today because we have some very special guests, although they are now becoming a regular component of the neighborhood, and we want you to hear from the NYPD. We'll then get into summer programs and what's happening this summer, and Gwen is back with some project updates, and then Nick will go through some community-related news, and then at the end, we'll do the general feedback.

Again, we're going to go over a bunch of stuff and we want to hear from you. If we have questions, we'll do our best to answer them. Otherwise, we'll get back to you, but if you have feedback, we're eager for your thoughts and, you know, reactions to what we're talking about tonight, as always.

Okay. This is a slide from January, when I talked about some of our goals for the year. The ones that are in blue, we're going to be talking about today. I'm pleased to say that all of them are in progress, even though some of them have faced something you might have heard of called reality that's making them a little more slow but still steady, so we'll talk about some of those other projects later, but you're going to hear about resiliency, 200 Rector, wayfinding, South End, and the Special Patrol Officer pilot, as far as this list is concerned. Okay. All right. So, we're going to start with public safety, and I'm going to ask Pat Murphy to come up here for a quick ambassador synopsis, and I'll talk about Special Patrol Officers for a quick second, and then we'll hop to NYPD. So, Pat, give 'em the old razzle-dazzle.

(laughter)

(cheers and applause)

PAT MURPHY

You're taller than me. (laughing) Good evening, all. As you can see, this is from our eponic system, our reporting system, and you can see we go from personal accidents on down. Obviously, the biggest offense that we run into is dealing with the park rules, which there was 179 reports, and we're talking going from March to June 4th, dealing with that.

And of course, our favorite caption is pet violations too. People walking, you know, their dogs in the community and leaving them off the leash, etcetera. Okay. And this is just to show some trends. Obviously, with the weather getting warmer, we're dealing with the homeless situation. All of a sudden, that has increased with the warmer weather, where at Pier A, the ticket sellers, we're also dealing with vendors that sell hats and stuff like that down there, and of course, the ice cream truck will be coming around soon, trying to do the same thing. All right? Okay, the next, we also monitor the emergency life rings on the esplanade, so you'll see that they have breakaway tags on it. We check them each and every shift to make sure that that tag is still in place, and if it's not, we have the parks people come out, inspect it, and then they put a new tag back on. All right. We're still enforcing a no-pets policy on the ball field, West Thames Park and Rector Park, and enforcing a no-drone policy in the park. That's becoming more and more popular, the drones within the park. Obviously, it raises a red flag, what you can do now with drones.

We also monitor the ball field, Tier Drop Park and 75 Battery Place, the camera system, so a person that's working the central desk, they are viewing those systems every day, 24 hours a day. Okay.

BJ JONES

Thanks, Pat. A quick update on the Special Patrol Officers. We've talked about this at, I think, the community meeting in the fall. We have been working with NYPD on getting some of Pat's staff approved as Special Patrol Officers, which will give us some enforcement powers in the parks to issue summons. There is, as you might imagine, a bit of a rigorous process to go through-- interview, application, background check, but we're hoping that a small number of them will be able to come out of that pipeline this summer, and those that are approved we'll send into the required 99-hour training course, and then we're going to pilot that. A very small number. It might be only one shift to start so we can test the waters, but hopefully, once we get through the NYPD process, we'll be able to have a couple of the special patrol officers complementing the existing ambassador staff. And this actually segues nicely to the neighborhood coordination information that our special guests are here to talk to you about, as we think about enforcement in our parks and our neighborhood, which I know has been a regular area of concern, and NYPD has been taking an approach that I think is really positive for New York City, but also the Battery Park City community too, and so we wanted introduce you to some of the neighborhood coordination officers that are going to be around Battery Park City and so you could hear from them directly about themselves and the program. So, three of them are with us tonight, and I don't know if you drew straws or who's going to speak, but come on down. So, please welcome the NYPD. Thank you.

(applause)

MILES HOLMAN

That's me. I'm the one on the right here, Miles Holman. That's my cell phone number. Like... my actual cell phone number. When you call that number, you get me. You know, you text me, email me. We cover Sector Boy, which is Battery Park City below West Thames, but further east, we cover

south of Wall Street, south of Rector, so everything south of there to the water is us.

You know, you're traveling here or there, you see something, hey, Officer Holman, I just saw this guy doing this. You know, he has ice cream trucks out. 'Cause we get that, literally, four times a day, which we're working on it. Either way, if you have an ongoing quality of life issue, crime issues, you can contact us directly. Obviously, a violent crime, a robbery in progress, call 911. You know, get more resources on the scene at once. But that's us. This is Officer Bodden. Her partner's not here today. She covers north of West Thames, up to Canal Street, right? Canal to Broadway and south, like a little box. We're neighborhood coordination officers, and what the NYPD has done is, we've changed from the... how can I put it? Um, "hammer every violation we see" approach. That worked really well at the end of the '90s into the early 2000s. The city's obviously gotten safer. It's unnecessary now, so what they've changed to is something called precision policing, and that's where we come in, so for these quality of life issues that certain neighborhoods are getting gun violence, but they know it's this house on Main Street. It's the same house over and over again. There's no reason to hit summonses for everybody on Atlantic Avenue for an open container violation. What we're going to do is, we're going to focus on Main Street. So, obviously, in Battery Park City, we don't have those sorts of issues, so the issues we do have, we can focus on. The ice cream trucks, the vendors by the Staten Island Ferry by Bowling Green. Those are the type of things that we're working on. Every quarter, we're going to have something called a build-a-block meeting, and what it is, each sector and its residents are going to have a more personalized meeting. I mean, you guys are having a meeting here for Battery Park City, things that matter to Battery Park City. So, Sector Boy, we're going to have the same thing, which includes the school over there, Jewish Museum, residents south, you know, southwest, same, but there's also going to be the vendors, like the Duane Reade guys, 1 New York Plaza, and we're going to have a meeting, you know, that pertains to us. Officer Bodden, same thing. That's pretty much it right now, 'cause we'll expound on it for, you know, when you guys get here and you come with your little notepad. Officer Holman, I got this, I got that. Officer Holman, I got this, I got that. But what we really want to make sure you guys do is email us and text us and let us know because we don't want an avalanche of issues that we could have been handling for the past three months to show up January 10th or, you know, whenever we have the meeting. So, you want to say anything?

DINAH BODDEN Well...

BJ JONES  
Introduce yourself.

DINAH BODDEN  
I've met a -- Hello, I'm Dinah Bodden. I am your neighborhood-policing officer for Sector Charlie. I've met a few of you already at the community board meeting last week. I just want you to know, there's one issue that's come up, I get a lot of emails about, and that's the parking. I just want to let you know, we're working on that. I see you shaking your head. We're working on that.

It's going to take a little bit of time to get it where we want it to be, but we are working on that. I just want you to know that about two weeks ago, I actually came out with my partner, Officer Milone-- he's not here 'cause he's on vacation-- with our new captain and we actually walked this whole area on River Terrace, Murray, and Warren, so that he can actually see with his own eyes what the problem is, and he's noted it and we're working on it, so just give us a few weeks, some time, and hopefully, we'll get that situated. Like he said, if you have any questions, any concerns, you can always email us or text me. That's fine, 'cause we always have our phones with us. So, thank you.

BJ JONES Yeah. Thank you. Anything else you want to add?

ADAM RIDDICK

I'll just add. I'm Officer Riddick, the other half of Sector Boy. Just wanted to add, like, he mentioned all the community stuff that we do, which is great, but we also, like, love to fight actual crime. Like, we were on a community... No, it's good. We were on a community visit one time, and one of the community members from Battery Park City came, like, kind of running up to us, like, oh, there's these two guys. They look a little weird next to the school. So, we're all about that. So we went right up to 'em and had a talk with them and ended up issuing them summonses 'cause they were drinking in public and stuff like that. So if you guys have any problems like that, please let us know. Crime fighters first, so don't... Feel free to text, email about that stuff also, all right?

BJ JONES

Thank you. And they're going to leave soon, so I wanted to take this opportunity. It's time for the public safety questions anyways, but, you know, Nick and I and Katherine too have been at the precinct for the rollout of this program, and I think we have very engaged officers here. We have already been emailing them and calling them and you've been very responsive. We've done walkthroughs with you. And they also have a relationship with Pat and his team, so a lot of what we're observing that we think, you know, requires some more muscle, we're forwarding them that information too, and it's just... it's already, you know, it's started out, I think, really positively for us.

So, thank you, and I would open the floor now to public safety related questions. Frances has got the microphone, so hold up your hand. Pat Smith has a question in the back.

PAT SMITH

Personal note, both my daughters are married to New York City police officers, okay? So, coming at this from a sympathetic point of view.

MILES HOLMAN So is my mom and my wife.

PAT SMITH All right, good.

(laughter)

PAT SMITH

Good for you. When Ray Kelly was police commissioner... Ray Kelly lives in this neighborhood, and there was some intensive enforcement of placard abuse. That has fallen off. It's one of the biggest complaints of people in this neighborhood, and it's unfortunate because it creates resentment against you and it undercuts the good work you're doing, so please, go back to your precinct commander, go back to whoever you want and say, make this important to cut down on placard abuse, okay? I mean, there is no precinct around here, so why are so many cars, you know, parked with placards, especially during the day or especially overnight? So, please, look into that because, again, that hurts you and it hurts the good work you do. Thank you.

DINAH BODDEN

I just want to say one thing real quick.

MILES HOLMAN

Yeah, sure. Use the mic.

DINAH BODDEN

There is actually a building, many of you may not know, at Vestry Street, where the Feds have an office, corrections has an office, intel has an office, so that is why you see these cars here. People a lot of times think that the officers here are, like, shopping, but they're actually working. The issue is, when they moved here four years ago, there was never set a spot for them to park or a garage. That's the issue that we're having now. It wasn't addressed four years ago. It should have, but it wasn't, so now it's going to be addressed now.

PAT SMITH Kick it back up the line that it's a priority.

DINAH BODDEN So, we're working on that now, actually.

PAT SMITH

Get some garage parking for yourselves. You deserve it. Thank you.

BJ JONES

Okay, thank you. Therese has a question in the front.

THERESE

Have you actually started already? Oh. Have you actually started already or are you going to start?

ADAM RIDDICK We've started already.

THERESE You have started. Do you patrol on foot or in cars?

ADAM RIDDICK In cars.

THERESE In cars. And also, what hours are you patrolling?

MILES HOLMAN

She asked us about our hours. They vary. Adam and I do noon to 8:00 because we were in what was called the conditions team, and in that team, that's when we had those hours because we handled the guys on Canal Street with the fake handbags and we had the kids smoking weed in SoHo and the guy stealing bags and ticket vendors, so that's, like, their prime time, and it kind of works down here too. We have the Dwayne Reeds when they're open. The ferry guys, they operate during those kinds of hours, plus we're supplemented by Sergeant Feldman and Officer Varella and Officer Griffin. They're also at the ferry, so we kind of double down with the ferry activity. Officer Bodden... Oh, and we're Tuesday through Saturday, also.

DINAH BODDEN

I'm usually due at 9:00, starting in the morning, but my hours vary. So like, last week, I was due at midnight, so depending on what conditions exist, I would change, but normally, like, 9:00, starting in the morning.

THERESE

Final question. I've read some lists of crimes occurring in Battery Park City, like motorcycles disappearing into vans and being driven away. That has been going on for a while, actually. Are you dealing with that stuff?

MILES HOLMAN

Yes. Like, I remember, was it last year or two years ago that I first started?

ADAM RIDDICK

It was two years ago.

MILES HOLMAN Two years ago, that started, and who came, auto crime?

ADAM RIDDICK Auto crime came, but we also had our units on it.

MILES HOLMAN

Yeah, so the NYPD is humongous. It's the biggest police department in the world. So, when this started happening, it became what's called a pattern, so they took this pattern and then we said, well who's the best guys at handling that? Obviously, the auto crime unit would be best at people stealing motorcycles. So, they were used and then we have what's called an anti-crime team. They're the guys in plainclothes. Like, some of the kids call 'em the "D"s and they're in the unmarked cars. So, they addressed that two years ago and arrests were made. Recently... I forgot which street it was on, 'cause it's not technically my sector. What street was it?

DINAH BODDEN

We had one about two weeks ago, actually right on this block.

THERESE I know. That's why I thought about it.

ADAM RIDDICK

This is where it happened two years ago also, so it's going to become another pattern situation again, probably, so they're going to have the

detectives and the real, like, specialists really delve into it deep, but we are also constantly on the lookout for it. Just trust me. Like, grand larceny autos are big felonies, and we definitely want to get those people off the streets. This is probably a whole different crew, 'cause the crew from two years ago was arrested. It's just, this is what they do all around the city.

MILES HOLMAN Every summer, every summer.

ADAM RIDDICK Pull up in a van, roll the motorcycle right inside.

MILES HOLMAN

Like, right in our sector, Sector Boy, Moore Street, 'cause we knew about the pattern that happened here. We obviously talk to each other. We have literally something called the NTO Command Center where we have wanted posters all around, and then, you know, we're joining sectors, so we, you know, we want to see, oh, this is happening in yours. Criminals don't know what sectors are. They just go for wherever they have an opportunity. So, we have a street, North Moore, where lots of guys park their motorcycles, and we do something called directed patrols and we literally park our car there for a hour, 20 minutes, whatever need be, and then the sectors who also cover it, 'cause we're known as NTO Boy and below us is the sector team. You know, they work the day tour, the afternoon tour to midnights, and it's passed along the line. Be advised, motorcycles are parked here on Moore Street. Motorcycles are parked on Water and... what's the other one? Water and Wall, there are motorcycles. So, you know, we prevent it and then guys focus on it, you know, so it's a multi-pronged attack to make sure, you know, that this doesn't continue.

BJ JONES

Okay. Any other public safety questions? Maryanne? Oh, uh, Matt? Yeah?

MATTHEW FENS

Hi, my name is Matthew Fens, and something that was an issue maybe two years ago and was chronic for about a year but has subsided since was... I'm using the word loosely, but a gang of teenagers, mostly boys, most of whom lived in Lower Manhattan, came from relatively privileged backgrounds, wandering the neighborhood, doing things that were just short of crimes, but nonetheless, residents found intimidating, or engaging in actual crimes but then dispersing very quickly. Part of the issue was that they had no fear whatever of people who were not law enforcement officers. Is it your sense that if you're confronted by that, you have tools in your kit to deal with that?

MILES HOLMAN

It's funny you mention that because when we initially did the rollout, someone contacted us about these kids and we're asking, like, you know, what do they look like, where do they live? And they went, oh, they live down here, and they, like, shoved some guy and did this. First and foremost, if you're attacked, once again, 911. Second, the lady was very nice. She meant well, but she was kind of doing something we call a third-party report, which we can't do. Like, you can't call up on the

phone and call the precinct and go, "Some guy got punched in the face. I know him. He's my best friend. Can you do a report?" We can't. We actually have to do it with you in person.

MATTHEW FENS That makes perfect sense, yeah.

MILES HOLMAN

So, if you're getting these issues, like you feel like you've been attacked, you call 911. Someone shows up, they take a report, it gets passed to us, or... Well, it's not there anymore. You have our cell phone numbers and you let us know, and then we're go from there, but, yes, we have a youth office, that the State of New York comes in, where we handcuff youths. You know what I mean?

MATTHEW FENS That's good news.

MILES HOLMAN We... Yeah, go ahead.

ADAM RIDDICK

So, like, the woman that he's talking about, Sonia, is a very nice woman. Very informative. She's actually pretty good with the intel. But when she would reach out to our friends who brought it up in just regular conversation, I'd be like, "Oh, great, pass on my information and I'll take the report and I'm looking for these kids anyway, but I need, you know, something on paper so I can... if something happens, I can arrest them or do whatever is needed." The people wouldn't get back to us. But for my knowledge I did my own, like, little research on what was happening two years ago, 'cause I remember it, just being in the precinct, and some of these kids that were here two years ago, they're, like, like 20-something now. They're kind of like out of the neighborhood. They're not here anymore. So I think whatever incidents we've had recently, with kids like yelling or saying disrespectful stuff, are just from the kids from the school. I don't believe it to be the same group, but again, if you guys are attacked or anything like that, reach out to us. Give us a call personally.

Go tell your friends, and then we can come and we'll gather all these reports, if we can take reports, and then we can use it against these kids if it comes to that.

MATTHEW FENS

That sounds great. I just... what I'm inferring here is that a lot of people would hope that your presence, which is new, would deter a lot of this activity. Hypothetically, you see a gang of kids that you sense are up to no good, not necessarily engaged in criminal activity, are there things you can do to get them to move along, disperse, or...

ADAM RIDDICK

Oh, I mean, legally... you have to think about legally and, of course, I mean you see everything on YouTube and stuff like that. So, like, if legally they're not... if it's not like an infraction or something like that, there's not much we can do 'cause, you know, you don't want to be like seen as harassing these children, and then they're just children and I'm a grown man... like, look at us. You know, we're going to go up to these little children and start harassing them, you know? But if they're

doing something like stealing, even if they're cursing out, we can go and talk to them, you know? Or if they're doing something that you think like, oh, maybe smoking weed or something... of course, I'm not going to arrest a 15-year old kid for smoking weed. I will definitely let their parents know and everything like that, but I could go up there and talk to them, talk to their parents, see what's going on. But if they're just standing around just talking, it's not much we can really do.

MILES HOLMAN

Or, more than likely, in a park. "Hey, get out of here, go somewhere..." It's a park. Like, that's where they should be. They should kind of be hanging out in the park. But, each situation is probably going to be different. Contact us, and we'll go from there.

MATTHEW FENS

Just one follow-up. You necessarily would not arrest the child for smoking marijuana?

MILES HOLMAN Not at 15, no.

ADAM RIDDICK At 15 years old, I mean, like, do you see that the...

MATTHEW FENS So no arrest for their parents then?

ADAM RIDDICK

No, we'll take 'em in and have their parents come in and pick them up. It's like, you know, their parents... you know, we're not going to send them to booking. I don't think anybody would want a 15-year old child to go to booking, but we will have the parents come, be like, "Hey, listen, your child's out here smoking weed, you know, he's way too young for this. I don't, you know, even if it's going to be legal in a year or two, whatever, he's too young for this." You know, have a talk with the parent, let... make sure that they know of the situation so they can do their part at home.

MATTHEW FENS Thank you.

ADAM RIDDICK No problem.

WOMAN But there's no smoking in any of our parks.

ADAM RIDDICK

Oh, no, I'm just saying in the street, anywhere, like I'm saying, like, if they're smoking weed, then we have something... if they're doing it, doing something illegal, we have something to talk to them about. If they're just standing there or just talking, then, you know...

BJ JONES Okay.

MILES HOLMAN Anyone else?

BJ JONES Okay, great. Thank you again.

(applause)

ADAM RIDDICK

Thanks for having us. Appreciate it.

BJ JONES

Thank you. Thank you very much. Okay, and if you need their contact information later, let Nick know too, and we can get it to you also. Or let Therese know, she just took a picture of it.

PAT MURPHY This'll be online.

BJ JONES

We will put this presentation online, again, yeah, so thank you again. Okay. All right, let's talk about summer programs. Craig has got a lot of great things to tell you about as we expand our free programs, so come on down, Craig.

CRAIG HUDON

Thanks, BJ I'm Craig Hudon, Director of Public Programming here in Battery Park City. And I hope that all of you have gotten one of these either in the mail or picked 'em up at one of our events. This is our summer programming calendar, has four months of programming, May through August. There's more than 600 programs in here. Most every one of them is free and open to everyone, so we hope to see you at lots of them this summer. 2018 marks the 50th anniversary of Battery Park City. We celebrated last Thursday night with BPC's Golden Jubilee. And on May 31st, 1968, Governor Rockefeller signed the Battery Park City Act, which created a pathway for the creation of this beautiful community that we have here today. We kicked off the anniversary with a Battery Park City jamboree... a jubilee, sorry. We had a marching band, the Asphalt Orchestra who performed amidst the crowd. We had a dance reggae band performing onstage called Brown Rice Family. Even though the weather wasn't perfect, we had a nice evening in Rockefeller Park. And thanks to all of you who came out and joined us. We'll be...

BJ JONES It did not stop Maryanne from dancing, I saw.

CRAIG HUDON

Nothing can stop Maryanne from dancing. We'll be celebrating our 50th anniversary throughout the season at many of our events. We have lots of live music planned this summer in Battery Park City. Thursday night is officially live music night in June, July, and August throughout Battery Park City. June, we have a new music series. It's a fiddle celebration at the Irish Hunger Memorial. It actually starts tomorrow evening. We have Tony DeMarco and his Irish fiddlers, and Megan Downes will be performing Irish music and dances. On June 14th, we'll have Brian Conway and Friends with more Irish music. And on July 21st, the Dalarnas Fiddlers Association from Sweden will be celebrating with us. So that's going to be at 5:00 P.M., just across the street on the plaza behind the Irish Hunger Memorial. July, Thursday nights in July, means River & Blues Series in Wagner Park. We have a tremendous series lined up for you this summer. On July 5th we'll kick it off with a band from Mali in West Africa. It's a young... young stars called Songhoy Blues will be joining us. On July 12th, we have Toshi Reagon and BIGLovely, New York City...

stalwarts of the music scene will bring their joyous and soulful blues to the Wagner Park stage. On July 19th, our longtime friend and River & Blues favorite, legendary blues man John Hammond will be joining us once again. Excited to have him back. On July 26th, Bronx's own Alynda Lee Segarra leads Hurray for the Riff Raff, who's an amazingly dynamic performer. She's leading the band with this great Americana-blues music. And they're really coming into their own as an artistic force and voice. And on August 2nd we're going to wrap it up, we're actually going into August this year, with a band that's new to the New York scene. It's a Seattle-based soul collective called the Delvon Lamarr Organ Trio. So, we're excited about that. Continuing into August, we have on Thursday evenings our Strings-On-Hudson series, which takes place on Belvedere Plaza just north of the North Cove Marina. It's a classical music celebration. On August 9th, downtown's own Knickerbocker Chamber Orchestra, will be playing classic melodies for your dancing pleasure. August 23rd, Leadlights, who are rising stars committed to bringing contemporary and classic music to new audiences will be joining us. On August 30th, Grammy Award-winning Harlem Quartet will be playing everything from Debussy to Schubert, along with Brazilian and Cuban music, and jazz and ragtime as well. But we're more than just music. We have a Juneteenth celebration, which is commemorating the end of slavery in the United States. Takes place at Pier A Plaza on Saturday afternoon. June 16th, there will be artist talks, art projects, spoken word performances, and live music. Our annual Swedish Midsummer Festival will be taking place on Friday, June 22nd. It's the largest Midsummer festival in the world. And we have very special guests coming all the way from Sweden that will be performing for us this year. We have a family storytelling workshop on July 16th in the morning in Rockefeller Park. Our second Battery Park City Community Field Day on June 27th at 10:00 A.M. in Rockefeller Park. New York Classical Theatre will once again be joining us on evenings in Rockefeller Park for performances of "Romeo and Juliet," June 27th through 30th. We have community dances and workshops on select Saturday evenings on Esplanade Plaza. Community dances... they have dance exhibition, live music, participatory workshops with instructors so you can come out and learn some of these dances. We have a bachata dance on July 14th, and a West African dance on August 11th. The stunning Battery Park City Dance Festival will be back again, August 12th through 17th in Wagner Park. All of these programs plus 50 or 60... 50 to 60 daily programs each week, something for all ages, all ability levels, art enthusiasts, exercise enthusiasts, all kinds of programs. So we hope to see you at many of them out in the parks over the next four months. So, thank you very much.

(applause)

BJ JONES Okay.

PAT MURPHY All right.

BJ JONES

Thank you, Craig. Any questions about programs? And, you know, if any of you have old pictures of Battery Park City that you'd be willing to share, send them our way or post them on Instagram and tag us. We've had

a lot of fun going through our files and finding these old pictures. Okay, time for project updates with Gwen Dawson. I'll pass you the controller. Gwen, what you're going to see here is a lot of what we've been

talking about lately on the road, at the Battery Park City Committee meeting, and some other places. So, some of you maybe have already heard this stuff, but even so, again, we want to hear your feedback, if you have any concerns or ideas or, you know, things you like at the end of this section, you know, we'll have the microphone ready. So, take it away, Gwen.

GWEN DAWSON

Good evening, I'm Gwen Dawson. I'm Vice President of Real Property for the Authority, and just going to highlight a few ongoing projects for you, and certainly will be available to answer any questions about 'em. The first is the South End Avenue assessment. We have been very active over the last several months and weeks with efforts to interact with the community. We've had a couple of formal meetings and presentations. In May, one... on May 1st, to really use this kind of a forum to focus on the elements of the South End Avenue corridor that starts at the north end of South End Avenue at Liberty Street and proceeds down to West Thames, and then over West Thames to West Street. We've gotten some great feedback. We had a walkthrough, a community walkthrough, on May 15th where we actually got out and walked the corridor with a group of community members, as well as representatives from the New York City Department of Transportation, our staff, and our outside consultants. Again, got some great feedback that we have now given back to our consultants and to the staff at New York City DOT to incorporate some of the feedback that we have heard, and then we'll be bringing back another presentation we're anticipating at the July Battery Park City Committee meeting. In the meantime, we have also had a number of informal conversations and walkthroughs as well. And we are open to doing that on a continuing basis. If any of you have not been able to come to the formal meetings or prior walkthroughs, we will make staff available. Joe Gange, in my office, is the project manager for this project. He's willing to schedule a time to meet with you personally, to get to show you what we're thinking about, to get your comments, to discuss what makes sense as we look at trying to improve this corridor primarily for the benefit of pedestrian safety for everybody. We have our resiliency projects ongoing. As we have discussed before, we are looking at four different phases of our resiliency plan, starting with the South Battery Park City Resiliency Plan, which we are just about to complete a contract with our consultant team on, so we will be kicking off that project, which encompasses detailed engineering and design for that first phase of the resiliency plan in the coming weeks. We are also getting ready to make a recommendation for an award of the contract for a design team for the Ball Field Resiliency Project, which as we've discussed before will protect the ball field and the community center, which suffered a great deal of damage during Superstorm Sandy. The third phase will be the North Battery Park City Project, which we will be issuing a procurement for, an RFP-4, in the coming weeks. And then, the last one will be the Western Perimeter Phase, which we will be procuring beginning in 2019. 200 Rector community space. I know that there are a number of you who are eagerly awaiting the opening of our new space, which is a space that Battery Park City Authority has leased to

house the Security Command Center, a community room for use by various community groups, and additional office space that the Authority can use for its various construction projects and its construction management teams that need to have a place to work while they're working on projects here. We are closing in on the end of that construction, and we anticipate that beginning in July, it will be available. And I know that Nick has already made plans to start with the Battery Park seniors exercise class in July at the space. So, that's all good news.

Wayfinding. We have been conducting a Wayfinding and Signage Program we started back in... right around the beginning of this year. We had a consultant team that is assessing the wayfinding need. It's been a long time since we've updated the signage and wayfinding in Battery Park City. It's sorely needed, and we have been to the Battery Park City Committee with the presentation, I believe it was back in February. And then we had an online survey that allowed community members to provide feedback in terms of their opinions regarding where signage may be needed, what signage might... what types of signage might be important in different locations within Battery Park City. That online survey was active for about six weeks, I believe, was closed out.

Recently, we had over 180 responses. Those responses have been transmitted to our consultants, who will be evaluating them and then, again, incorporating them into their concept for our design program for signage. And that will be presented also to the Battery Park City Committee in July.

BJ JONES

It always makes you hold your breath when the lights go out.

GWEN DAWSON Are we done?

BJ JONES

There we go. Oh, just a quick word on capital projects, which I know there's some interest in learning more about. Maryanne, I think you've raised this as a potential subject, and you too. Our CFO Pam Frederick is here, who gave a great finance lecture at the last community meeting. And I just wanted to give the community a heads up that we are going to be pursuing some additional capital financing for some new needs, in large part dealing with resiliency, which is the bulk of our focus from an infrastructure perspective. And so, you will be hearing more about that as we discuss this at board meetings and talk to the city and the comptroller's office to get the necessary approvals so that we can move forward with some of the needs that Gwen has mentioned and more. So, more on that to come. That might be a good subject for the September community meeting to talk about in a little more detail. And I think with that... does anybody have any questions about the real property projects that Gwen has mentioned? Okay, Ann.

ANN

What do you estimate for the South End Project? How long it may take to complete and have... is this... are we talking five years? Eight years? Two years?

GWEN DAWSON

There will be... of course, some of this will depend on what the solutions are to some of the technical issues that we have to address. We have... part of what we have to find out in this phase is what's underground. Whatever we do is going to involve putting things that have to go under the ground and there's already a lot of stuff under there, so we have to sort that out. We anticipate that the actual design and engineering portion of the project will begin in the coming weeks, will last through... through much of 2019. And then we will take whatever that solution is and procure a contractor. And the time that it takes to actually build it is hard to predict, just because it depends so much on what it is that we decide we have to build.

ANN So, one thing on the West Thames part of the project is that by then, the new bridge should be up and operational, and all the other clutter that's on the street will be gone. Is that reasonable?

GWEN DAWSON

Yes, yes. The West Thames Bridge right now, according to their current schedule, should be completed before we ever break ground on the other project.

BJ JONES Maryanne? Yeah.

MARYANNE I have two questions about resiliency.

GWEN DAWSON Mm-hmm.

MARYANNE

When you mentioned the problems with water and you mentioned community center. Were you talking about Stuyvesant?

GWEN DAWSON No, I'm talking about the Asphalt Green Community...

MARYANNE Asphalt Green.

GWEN DAWSON Yeah, community center.

MARYANNE

Okay, I don't think of it as a community center so much, so I wanted to be clear. That's right.

GWEN DAWSON

I know, we've... it's on all my documents as community center, so...

MARYANNE The other question is, you mentioned work in the South End, and I'm just wondering what the final design is for the Wagner Park area.

GWEN DAWSON Well, there is no final design. What came out of our last project, the assessment portion of the project, was a conceptual design just to give us a marker that we could use as a starting point for this next phase of the project, the detailed design and engineering. So, we will be going through the process again. We'll have a head start because we have a concept

of what we think we may want. But there will be a complete and detailed design process that we go through this time around which will involve, you know, an extensive community interface. Yeah.

BJ JONES Justine?

JUSTINE

Hi. So, I know I walked in late, so I'm not going to ask about that stuff, but I did hear about the capital projects and the bond, or at least I did see a piece of that.

BJ JONES Yep. Yeah, yeah, yep.

JUSTINE

So, I guess, knowing that my goal or my... always in the forefront of my mind is sustainability in the terms of financial sustainability in Battery Park City. What, if anything, can be done in terms of pushing some of these capital projects into the... I guess if I got your boxes right, into the operating budget of the Battery Park City Authority versus the capital side of it, because I get the capital stuff needs to be done by bonds. I fear, and I know you've said differently, but I fear that the more bonds that we have, the more... the ground rent and the pilot, whatever it is that's going to go to feed that needs to be a certain amount, and needs to grow. So what I'm trying to figure out is, how do we balance out... I'm sorry, this stuff's in my way. Sorry, guys, all of you.

BJ JONES No problem.

JUSTINE

But, I'm just trying to figure out what we can do creatively, especially because I know there's a lot on your plate in the discussions with the 2010 amendment coming up, with the ground lease being renegotiated, or whatever. Not necessarily, but it's the looming end of it.

BJ JONES Yeah, yeah. Yep.

JUSTINE

There's a lot of stuff that's in flux, and I just would love if, in the back of your minds, there's a way to figure out where we can put in some of this capital improvement and move it into the operating box so it actually comes out of what's there already versus having to take out more.

BJ JONES

Yeah, I would... and Pam, blink twice if you want to, you know, chime in, but... I would reiterate, as you noted, that the ground rent and pilot is not tied to our capital spending, and that, you know, we move forward with capital spending that we have the bandwidth with our, you know, financing structure to absorb. And in regards to operating versus capital, I'm going to dance around it a little bit. It's, you know, it's something that we have certainly, you know, recognized as a possibility, but drawing from operational funds to take care of capital costs here means taking money from the city's general

fund that they would otherwise receive. And so, the capital spending affords us the mechanism to support those projects through bond financing. And even that is, you know, your money being used here in Battery Park City rather than going to the city's general fund, because that still... we use some of our operating expense for the carrying costs of that debt. Pam hasn't caught on fire as I've said this. Is there anything else that you'd... you want to add, Pam, about it? Come on up.

PAM FREDERICK I agree with what you said.

BJ JONES Whew!

PAM FREDERICK

The only thing I would add to that is that the expense associated with funding, with the bond funding, would be your principal and interest. Your interest expense will flow through your normal financial statements, and in fact the money that goes to the city before that is paid to them, we actually take out all financing costs. So, the interest and the principal actually comes out before funds that go to the city. So it's actually staying, those funds are staying within the community, they're allowing us to fund long-term projects with long-term capital, and that's generally what... how capital is funded. We have talked internally about, you know, are there things that, you know, where there's a need to be able to fund that through operating, but operating and long-term funding are generally two different things. And in any case, both the operating budget as well as the capital plan is approved by the city. So, they would themselves have to approve. Yes, could we use long-term money... I mean, too, should we be using any short-term capital for long-term capital projects.

JUSTINE

No, that makes sense, and I get it, and I get there have to be several boxes. Is that accounting prin... 'cause I'm stupid. Is that accounting principles, or is that just the way the contract was written? As to which box is which?

PAM FREDERICK No, no, that's... those are financing principles.

JUSTINE Okay, that... Okay, but...

PAM FREDERICK

Not accounting at all. And it's really, like, if you think of a 10-year capital project, you want to be able to pay that and amortize the cost of it over the life of the project, so from a financing perspective, that's generally how capital is funded.

JUSTINE

I guess that what I'm challenging you all to do is think outside the box as much as legally possible, because I get that it's got to be a lot of people signing off on it. That was really so helpful last time we were here where you explained it all. But what I'm saying is, we do have some elected officials in the room or representatives of them, and you're right, the city has to sign off on it.

But what I'm saying is yeah, the city needs to sign off on it. Like, they won't even have it as a question if it's not asked, and that's what I'm saying.

BJ JONES

Okay, fair enough, fair enough. Thank you. Okay, Fran? I'll get to you next, Reese.

FRAN

I have two questions, I don't know if this is where they belong. One was the Citi Bikes. The discussion was to move those bikes closer to... so, what's happened with that? And the other one is, how are the negotiations going with the landlord of Gateway to keep our rents down so I can stay here?

BJ JONES

Yes. So, on Gateway, other than saying discussions are going on, our general counsel is looking at me because there's a non-disclosure agreement, and so I can't say more without upsetting that apple cart. But, very much on the radar screen. And then on Citi Bikes, we actually have made... we have made some progress in looking into moving those bikes from Gateway.

Looking for a home for them on the Brookfield property, closer to the bike lane, which Brookfield has been very receptive to. And Citi Bike actually has not been opposed to moving them either.

I'm stealing Nick's thunder 'cause he's really been doing that work. Is there anything in particular regarding that, Nick, that you want to add?

NICK SBORDONE

I think that was, uh, that was mostly... As with anything else for the folks who uninitiated. This was a subject we've discussed in our prior Community Board One, Battery Park City Authority Bicycles Working Group. And one of the recommendations that came from that-- or one of the concepts that came from that was to move the Citi Bike that's currently on the Liberty ramp further out to the bikeway. So, that's underway. We're engaging with-- it's a number of partners. It's probably city and state DOT. It's Brookfield. It is Citi Bike, etcetera. Gwen and her team I know are putting together some kind of drawings about what that might look like and what may need to move. But it is, like, everything else, ongoing but kind of detailed. The other Citi Bike stand that's currently on West Thames Street was also a subject of discussion preliminarily as part of that group. What the group had decided collectively was to hold on that for the moment until A, the West Thames pedestrian bridge was complete. So, we will revisit that. It may also end up tying into what we do on South End Avenue and West Thames Street.

GWEN DAWSON

The current plan, version of the plan calls for the movement of that Citi Bike stand from the middle of West Thames Street, again, over closer to the bike path. Okay.

BJ JONES Yeah, yeah. Yeah.

NICK SBORDONE That will hopefully be happening sooner rather than later.

BJ JONES

Yeah, I'm a proponent of moving it to the bike lane and was heartened that Citi Bike, there wasn't some, like, Citi Bike didn't raise their hands and say "But we have an agreement. It has to be here." So, I think that we're going to be able to make that happen. And we're going to-- I see the speed it up sign. We're going to make it happen faster. But the good news is that Citi Bike, in addition to us and Brookfield are all willing. So, that's progress. But step on it, Nick.

NICK SBORDONE Got it.

BJ JONES Therese.

THERESE

Yes, there's been some discussion recently. Thank you, thank you. There's some discussion recently about Citi Bike getting sold to somebody, I forget. I wanted to ask you, Gwen. Considering this place is 50 years old, our all the support structures underneath Battery Park City in decent condition at this point? Are you still working on that issue?

GWEN DAWSON

We work on that all the time. That is a source of continuous inspection. We do regular inspections. We have our pile remediation program that we have been doing on a multi-year basis. We're not going to be doing one this summer but we're going to be doing a big one next season because we have to do the work between May and October for the in-water work. Again, this is not something that's a repair, per se. It's more preventive maintenance. So that we, we jacket these piles so that they don't deteriorate. So we feel we're in good shape. We're going to be doing a project down with the structure, underwater structure at Pier A later in 2018 because there are some issues down there that we need to make sure we keep in front of so that they don't become issues. But, yeah, I'm feeling that we're in good shape. We're going to be doing some work in South Cove as well later this summer on the quay to, again, strengthen the timbers and the underwater pilings there. So, we feel like we're staying in front of it.

THERESE Have there been any surprises?

GWEN DAWSON

Not really because we have... You know, what I realize, that underwater inspections and underwater marine construction, that's a big business around here. Because there's a lot of need for it. And so we have at our disposal, some very good engineers who are very expert in that area. And so we have them do periodic-- if we think there's an issue, we ask them to get a boat out and, you know, do an underwater inspection. And honestly, we haven't had any nasty surprises.

BJ JONES

I was looking at the numbers the other day and I think it's something like 1600 piles that have been looked at.

GWEN DAWSON. Yeah.

BJ JONES

Today it's... you know, when you hear a lot in the news about the problems associated with deferred maintenance by government. It's one of the many things I'm proud of. With this team is that we try to take care of things proactively and pile remediation is not very sexy to talk about. But I think it's a really good example of what, you know, we try to do here to kind of hold up our end of Downtown Manhattan. Any other project questions? Matt?

MATTHEW FENS

Uh, yes, please. To jump back to Fran's question about the negotiations about affordability at Gateway, you said there's non-disclosure. Once that's finalized, those terms will be made public, right?

BJ JONES

Um... I don't know but I'll find out and let you know, yeah. It has to be made public because the impact on residents. They have to know.

MATTHEWS FENS

Well, no, that part would have to be made public what Gateway gets in exchange for the...

BJ JONES

Oh, you mean, like the rent, what the ground rent or the implications for pile and stuff like that? Yeah, I just genuinely don't know the answer to that question. But I would suspect because we have ground lease summaries in our bond book from the 2013 financing. That that would likely be public information or at least some of it.

MATTHEW FENS

Okay, fair enough. To jump back to Justine's question about revenue. The last Gateway deal agreed to forego in the future tens of millions of dollars of payments from Gateway in exchange for preserving affordability. And that was money that the city would otherwise eventually get.

And they were asked to sign off on it and they did I think in the course of a phone call. That sounds like relevant precedence in terms of asking the city to take less money from Battery Park City in exchange for doing something worthwhile here. Would that precedent guide that kind of discussion in the future?

BJ JONES

Yeah, I think that's a relevant precedent and I think that the city's temperature on it will... we'll see. And we are engaging in conversations with them shortly about capital and what have you. So, we'll get a sense of that very soon.

MATTHEW FENS

Assuming that the affordability and negotiations with Gateway come to a successful conclusion some time in the foreseeable future, is there any prospects of them taking that and using it as a template for other rental

buildings in Battery Park City to preserve afford-- a similar kind of affordability there?

BJ JONES

Yeah, I'm, um... I've mentioned before. I care about affordability, not just, but also stability. So stabilized housing, rentals in addition to preserving the affordable units where we can. I'm also a big fan of not reinventing the wheel and these ground leases are a little thorny. So, where we do have some success in this regard, whether it's with Gateway or one of the-- we're talking to a number of buildings now. I definitely want to leverage models that work.

MATTHEW FENS

'Cause I guess one issue that's never really come up in a meaningful way but could is there's a huge population of renters here.

BJ JONES Yup.

MATTHEW FENS

And by protecting affordability at Gateway, you're effectively creating two classes. There's this one-- and no reasonable person is saying you shouldn't do that at Gateway.

BJ JONES Yup.

MATTHEW FENS

But a reasonable person who lives in another rental building might say, "Gee, what about us?"

BJ JONES Yup.

MATTHEW FENS

Finally, to jump back to resiliency, um... The Authority has set a really encouraging record and a bunch of positive precedents on South End on terms of consultation. I mean, when people were upset about moving bus stops, you just said, "Okay, forget it. We're not going to do that."

BJ JONES Yeah.

MATTHEW FENS

Do you anticipate a similar level of flexibility and consultation on resiliency? For example, in South End, a major sticking point was the size of the building that houses that restaurant. Will the community be as at the table as in the loop on that as it has been to your credit on South End?

BJ JONES

Um, thank you. Yes, community input is a big component of, um, actually all of the resiliency projects that we're putting out on the street, if you look at the RFPs, you'll see that we put in there a significant community input component on South End and on the ball fields as well. So, we do absolutely in keeping with what-- how we've been trying to approach projects. As of late, we do want to stay engaged with the community in that regard. I think with, unlike South End with resiliency,

the one caveat I would say is that the considerations that we have regarding resiliency, they just, they may be more complicated because the designs are going to be inherently more complex and the implications to protect the waterfront are more consequential. So, it may not be as easy to dismiss certain ideas like the bus stop just to manage expectations. But community input is going to play another big role in this project, too.

GWEN DAWSON

The other, if I might add, the other thing that will play a big role, for instance, the pavilion is in addition to making sure that it works from a resiliency perspective is what needs to be-- what we need to have is components of the building. The programming that we need to have. And as we've discussed in the past, there are certain needs that the Authority has in terms of its maintenance area. And then there's the public restrooms. But we'll be able to get into those programming needs and allocations of space in a more detailed fashion in this phase of the project than we did in the last phase.

BJ JONES

Yeah, that's fair. Therese? Oh, no, no, Maryanne has the microphone, sorry, it's like the talking stick.

MARYANNE

Pier A came up in discussion. I remember there was a time when it was not getting finished. The Authority was given that task to get it done. And it's done and it's popular and so on. What is the financial relationship? I'm assuming... I don't want to assume. Thank you.

GWEN DAWSON

The pier and the adjacent plaza were ground leased from the city to Battery Park City Authority in 2008 under a long-term ground lease with which all of its extensions and options amounts to, I think, 99 years. So, we have essentially a 99-year ground lease that started in 2008. There was a funding agreement that went along with it. So that a portion of the large-- the largest portion of the money that was needed to restore it was provided under that funding agreement with the city. And we have the responsibility for maintaining it, for... we are the lessor for the operating tenant, the Pier A, Battery Park Associates.

BJ JONES

Therese? Oh, no sorry, Doctor Bedakay, yeah.

DOCTOR

I want to build on what Matt was asking about and that was he said that all renters should be considered when after building on Gateway. My concern is I've said before is I'm concerned about the condo buildings too.

BJ JONES Yup, yup.

DOCTOR

This bit of shunting all the costs to the owners because poor renters... So, I want you to keep all the residents in mind, not just renters.

BJ JONES

Yeah, yeah, yeah, it's with the rental buildings, yes, we've got 30 residential buildings. About 18 condos and 12 rentals and so each a little different but similar issues across the board. And we're engaged with the homeowners coalition too, regarding condos on that regard. Now There's.

THERESE

Thank you. I'd like to go back to the question of resiliency and your plans in total for Battery Park City. Have you made any progress at all in getting anything concrete from your neighbors either to the north, I'm talking about Hudson River Park. Or to the south. I'm talking about the Battery. Because this little nut of Battery Park City cannot exist without impacting them and without them impacting you.

GWEN DAWSON

Absolutely. We have had numerous meetings with the Battery, with the folks at the Battery who... And Laurie and her staff are very supportive of our project there. We are working hand in glove with the city parks on the project because a portion of the project would run along the north end of the Battery. The south side of Battery Place. So, we're working very closely with them. We have had meetings with the state Department of Transportation. With Department of Transportation, with the Port Authority and with Hudson River Park Trust. So, we are remaining in contact and as soon as we kick off the project formally, we will reengage with those neighbors again so that we can stay in close contact.

THERESE

Do any of them have any money to do any resiliency activity? Or are they just talking?

GWEN DAWSON There's not a lot of money out there being offered.

THERESE And how will that affect you?

GWEN DAWSON

Well, we have planned the project as a Battery Park City project. And so we are planning the project to be funded through the bond proceeds that BJ spoke about earlier.

THERESE

I know that but what I'm really thinking about if you get your money together and you go ahead and do this, uh-oh, next storm comes along and they're going to have a lot of water on their doorstep or something is going to happen because obviously anything you do is going to affect them. And as far as I know, and maybe I'm not knowing everything, the city and the state are not yet ready to kick in anything, to do anything about your neighbors.

GWEN DAWSON

And actually, Catherine, if there's anything you want to jump in and add on that. Because Catherine's very involved with those efforts as well.

CATHERINE HUGHES

The latest I know is there's no new money or new information. The Battery worries the Conservancy. They have eight million of the city funding that was allocated several years ago. And then the city allocated the hundred million which was going to leverage the NDR seed money. But none of that went south of Brooklyn Bridge, so...

And I don't know what Hudson River Park going north of Chambers Street is doing.

THERESE Is this a problem?

GWEN DAWSON

Certainly we review it citywide as kind of an ongoing issue. I think the reason that we have planned our project the way we have is so that we can create each of these phases as a stand-alone utility. So, that they are not dependent on the city's phase next door to it.

Being completed in order for it to be effective. Certainly, once all of the entire system is done, then there will be a greater level of protection for the entirety of Lower Manhattan.

But there will be independent utility for each of the phases that we're talking about so that we can have them in place and be there already working while we wait for the rest of the project in Lower Manhattan to be completed.

BJ JONES Okay, Matt?

MATTHEW FENS

Sorry, technical question that just occurred to me. You have a 99-year lease for Pier A starting in 2008 which runs through 2107? The Authority is supposed to cease to exist in 2069, isn't it?

GWEN DAWSON

There are options. These are options so that if we were not in existence, we couldn't exercise the option, so...

MATTHEW FENS Okay, thank you.

BJ JONES

Okay. All right, let's move to the grand finale. The Community updates with Mr. Sbordone.

NICK SBORDONE

All right, we have the... Okay. Well, good evening, everyone. Just going to run through a couple of quick slides here. Community News. I see many of you at... hold on a second. Okay. ...At meetings all the time so it's nice to see a lot of familiar faces. The one thing we just wanted to get on everyone's radar, obviously as we know and it's very topical since we were just talking about the subject. Each June running through roughly the end of November every year is the Atlantic hurricane season. So we just want to make sure that everyone was aware that we are in it. These things, as we know can change on a dime. I know BJ and I especially, Eric who's here, were with the city when Hurricane Sandy hit. We were working on relief efforts. I know a lot of you were involved. Catherine, to a

great extent. Certainly hoping that we don't anticipate anything or encounter anything to that level again.

Quite to that level but all the same, we'd encourage everyone to be familiar with a number of tools at your disposal as residents of Battery Park City. First, which we have a map here from NYC.gov which shows that anyone in Battery Park City is in hurricane zone one. There's more information online. We can send you exactly what the particulars of that mean. We would encourage everyone. I know this is near and dear to Catherine's heart, as well. And it came up in previous meetings. If you're not already signed up, sign up please for Notify NYC. It's the citywide alert system. You can sign up to get text messages, emails, email pushes, phone calls, the whole bit.

And you can tailor it to your specific needs and wants as a consumer. So however you're comfortable getting information, please, make sure you do that. Sign up. The sign-up forms are pretty easy. I think they need an email. You create an account. You can make up a password of your own choosing. And then sign up to get those alerts. That is the single best way I think to get information. Certainly, at a citywide level, and even at a sub-citywide level, based on the zone that you're in. Here in Battery Park City, of course, we have a robust emergency planning regimen. We are in touch with a lot of our local partners. Often we have internal radios.

We have email, we have newsletters. We have Twitter, social media, etcetera. But Notify NYC is really important and you should make sure you sign up already if you haven't. The experts are ready even since hurricane season has started have revised down some of their prognosis for this season. What they think started off as maybe an above average or slightly above average hurricane season. Now they think they've downgraded to something that might be normal. All the same, we know these things can change. So it's helpful to be aware and have all the information you need.

Okay. The Battery Park City parks users study which we briefed the community board on a few months back is nearing completion. For those of you who don't know, it's a partnership with the borough of Manhattan Community College to canvas and survey a lot of the folks in Battery Park City parks to put some hard quantitative numbers around the types of folks using our parks. What they are doing in the parks. What they would most like to see that would be helpful hopefully inform our already stupendous programming to be perhaps even more enhanced than it is and help us deliver the services that we know folks wants.

This is common practice along around a lot of the parks throughout the city. Central Park, I know, Prospect Park. Helps us to have some hard numbers around our decision making process in addition to just the anecdotal tales that we hear.

So, that is nearing completion and we should be back to the community board. I'm looking at you, Justine. If not in July because we're doing a lot on South End Avenue. Although, maybe July. Then by September, we should be back with an update. In advance of that, if we have any final reports or analyses, we're certainly happy to push those out to the community and answer questions. But it really is a nice touch point for us to take stock of any numbers we can and put some data around our decision-making process.

Okay. Okay, this is a really quick one. And I'm going to call up Ryan Torres from the Parks Department very briefly. Thank you.

RYAN TORRES

Ryan Torres, the assistant director of park operations. Calling all volunteers within the community. We do have a program through the horticulture department currently that runs every Wednesday morning between May and October. But I'm trying to expand it. We have the maintenance department as well under the operations. So, no skill required. We will get you to where you need to be. We have plenty to do. So if you and your friends need something to do or if a group in the community wants to get involved, you can contact me or Nick, of course. There's my email. All right? Yes?

BJ JONES Thanks, Ryan. Oh? We have a volunteer. Okay, sure.

RYAN TORRES She's not a volunteer yet.

STACEY PENNEBAKER

My name is Stacey Pennebaker, 4A at 380 Rector Place. And I was just curious about any future plans in regard to the gardens along the Esplanade? And, um... where I could find them? Yes, the plans. Future plans, yes.

RYAN TORRES

Yes, so those are being worked on. And, you know, not necessarily has much to do with the volunteer program. So, that's more of a horticulture related topic. So...

BJ JONES

Yeah, since you're interested in that, that's good to know. And I'm looking at Bruno who oversees horticulture and maintenance that as we talk about, we're working on some strategic plans if you will. Kind of looking forward on horticulture. So, if you're interested in that, I suspect other people are and we could come to a meeting like this or Battery Park City committee to talk about some of those plans.

STACEY PENNEBAKER

I went into the Conservancy. Is that the right door to go in? 'Cause they didn't let me in.

BJ JONES

That's the-- yeah, that's where parks operations and horticulture staff is.

NICK SBORDONE 75 Battery Place.

BJ JONES

But in terms of looking for plans, I think we could put together something for the community to share.

STACEY PENNEBAKER

Plans may be a little formal. Just a kind of idea of what you do. And then I heard, this is a rumor. A rumor, okay? That you're eyeing linden trees and you wanted to take them down? Did I hear correctly?

RYAN TORRES

I think... I think there are future plans that need to be done just like the infrastructure with Gwen. Plans are an ever-evolving thing that needs attention so, um...

STACEY PENNEBAKER

So the linden trees may be removed? Is that...

RYAN TORRES

I just-- I, I think, I think as trees especially evolve, decisions need to be made for the better, for the next 30 years. But again, I think these are all... bigger questions. Yes.

BJ JONES

I don't know about the linden trees so we will put that down. We'll find out. And I take it from your question that you don't-- I take it from your question you don't want them to...

STACEY PENNEBAKER I love them. Are there other opinions?

BJ JONES

Yeah, yeah, yup. I know, you know... Yeah, no problem, thank you. Yup. So, yeah, we'll talk a little bit more. There's been a focus on more native plantings and trying to, you know, add some more color to the parks and, you know, I certainly have noticed that this year with Ann's work and Ryan's work.

And the Parks operations team. But yeah, I think we'd be delighted to share with you some more information about what we have in store. Yeah, that's great. Okay, thank you, Ryan.

RYAN TORRES Yes.

BJ JONES Please volunteer.

NICK SBORDONE All right, thank you, Ryan.

BJ JONES Next slide, home stretch.

NICK SBORDONE

All right. We are in the home stretch. Okay, I'm going to go through this briefly because it's obviously all written down. But just so we know. And the first couple of events on here I know I'm looking at Cora are from Council Member Chin's recent newsletter.

But just so we all have it here, okay? There's a LGBT Pride Celebration next Tuesday at City Hall, Council Chambers. Egg Rolls, Egg Creams and Empanadas Festival which obviously I know I don't want to miss. That's Sunday the 17th. And then just a couple of quick notes here for the community. Our board meeting schedule for the balance of the year. Please note June 12th has been moved to June 19th. We've been pushing it out. It's on the website but again, it's Tuesdays, each of those dates, 10:30 a.m., 200 Liberty Street, 24th floor which is BPCA headquarters. Okay, Free Helmet fitting and distribution event. That's another Council Member Chin event.

The monthly community board one monthly meeting. Obviously is the last Tuesday of each month. That's the 26th. The First Precinct Community Council meeting which you heard. The neighborhood coordination officers allude to earlier. Patrick and I attend each month. These are for any issues whatsoever that you may be experiencing with respect to public safety or emergencies in the neighborhood. First precinct is there. It's listed as an open forum. And it's chaired in part by Anthony Notaro who is the Community Board One chairman along with other community partners. Okay? That was it? That was it. We got it down to one fly. Okay.

BJ JONES Yeah, okay.

NICK SBORDONE

So, we talked about this last time, as well. And this was a Maryanne Braverman deliverable which I know we did. We wanted to have four of these a year. We've done two. Second we'll call tonight.

BJ JONES We'll call these the Maryanne Braverman honorary...

NICK SBORDONE

Right, right, the honorarium, right? The balance of the year. We're looking at two more. September 12. That's the week after Labor Day so everyone should be back in town. And then November 28th, that's not the Wednesday before Thanksgiving. That's the Wednesday after that. Okay? So we're not going to be in the middle of the holiday season. Again, dates still subject to change. But that should get us through the balance of the year having the four. And then we'll start a new one in September. We should have some updates on the things we talked about here.

BJ JONES

Yup, okay, great. So now we have time for general questions. Anything else on your mind that we haven't covered or you haven't had an opportunity to talk about today before you go out and enjoy your brisk June evening. We've got someone... Who has the microphone?

MAN

Hi, yeah, just a quick question regarding permitting of field space in the park? Can you talk a little bit about that? How does one get permits on field space for youth sports?

BJ JONES

Yeah, you can go to our website. [BPCA.NY.gov](http://BPCA.NY.gov) and on the apply link you can find information including forms and a link to our online permitting process that we launched a couple of weeks ago. Or since you're here, you can talk to this gentleman right after the presentation, Nick, and let him know what you're interested in and we can link you up with our ball fields team to walk you through the permit process. Okay, Matt has a... very fast.

MATTHEW FENS

To look at the way the grounds are kept up now compared to a very, very long-term view, there was once in the late '90s when this place looked like the gardens of Versailles. I mean, just magnificent, you know, sculpted hedges and row and rows of flowers like firework shows.

That is no longer the case. Is that owing to a new philosophical approach? Or does it just cost less to do it this way or what drives that?

BJ JONES

Yeah, no, you know, that's, um... It's not driven by a philosophical approach that we have here. Bruno, who runs our Parks operations department, which incorporates horticulture, is here and is listening. And we actually are planning to get together soon to talk about what's in store for horticulture here, so I think this kind of feedback that we're hearing tonight that frankly hasn't come up in that regard in prior community meetings. It's good to get and frankly a reason why we have it. So, I'd be curious to know from the folks here either now or email us, call your friend, Nick. What you've liked in the past and what you like now. And what you would like to see so we can take that into consideration. I've heard a lot of positive feedback about our gardens. But this is the first time I'm hearing this kind of specifics, which is good. Yes.

STACEY PENNEBAKER

There seems to be different thoughts or philosophies. I think philosophy maybe a right and correct question or statement.

BJ JONES Interesting.

STACEY PENNEBAKER

That the one in the far south is indigenous and that less flowers probably, less water used to do them, etcetera. But also you go up towards the north and you have more flowers, more smells, more garden, etcetera. So, I was-- there does seem to be sort of a philosophy which is why I was asking to begin with in regard to...

BJ JONES

Yeah, it's a good-- that's a great question. Yeah, and I would love to be able to articulate that. So, um...

STACEY PENNEBAKER

As long as it's a philosophy as opposed to a hard and fast thought.

BJ JONES

Yes. I think, yeah, talking to Anne O'Neill, our director of horticulture, yeah, she's very passionate and does have a philosophy and approach to the gardens. And I think not being a horticulturalist myself, I haven't asked very good questions about it. And mostly, that's because I've heard a lot of great compliments about how our parks look. But I think this kind of specific information is good for us. Maryanne?

MARYANNE

So I've also noticed in the South End. And I actually thought it was almost an aging process that some plants might have-- they're gone. Some plants are gone that used to be there. And I didn't know if they'd died. And I do see more bare patches. So, just, it's that observation, thanks.

BJ JONES

Okay. Yeah, good to know, okay. Yeah, we'll take a closer look. Justine?

JUSTINE

Yeah, I mean, I... I hesitate to say too much. But it's not-- it's bare. That's a good word. Bare is a good word. There's patches. I did notice that they did fill in where they did the construction by Gateway, so right by the volleyball, which is fine. That was obviously bare for a reason and they planted it, that's fine.

BJ JONES Yeah, where they were doing the wall, yeah.

JUSTINE

But it looks also like there's a lot of-- in places it's bare. And in places it's overgrown. So there seems to be, I guess, natural would be a word. I don't know that I like natural. How's that? If I said that-- yeah, exactly. That might be the simple answer and maybe there's a philosophy, and I don't know that I like it. But a lot of other people besides me should weigh in.

BJ JONES

But to be specific, the areas where you were saying it was bare, like, you were talking on the South End, right? Okay, all right, fair enough. Good to know.

JUSTINE

All on the Esplanade, south of where Gateway is and down.

(WOMAN INDISTINCT)

BJ JONES Yeah. Uh-huh, okay.

WOMAN

When trees came down, when they took the trees down and some of them had to be replaced twice, that's where it really looks a little forlorn.

BJ JONES Okay. Uh, Matt?

MATTHEW FENS

This is very picky but of a piece with what we're talking about here. Traditionally, you have those really beautiful wrought iron hoop barriers around trees.

NICK SBORDONE Hoop rails.

MATTHEW FENS

And then this chicken wire went up, like, that I thought was a three-month expedient. It's been there almost two years in some cases. And it looks God-awful. I mean, there-- the aesthetic that was once there was, like, world-class. And what's there now if it's meant to be temporary I guess that's a defense. But it's been temporary for a very, very long time. I'm hoping that there's some permanent solution coming. And it'd be great if it could come soon.

BJ JONES

Soon, yeah. Um, thank you. Bruno, is there anything you wanna add about anything in particular but...

BRUNO POMPONIO

There is a plan that we've been talking about. And the chicken wire type fencing went up as a quick measure to try to deter dogs and whatever or walking through it. So, we're trying to look at the whole area and try to figure out what a bigger picture plan would be. And if you notice that some of the cobbles, we started planting some grasses to try and make it look a little more pleasant. Try to figure out what we can do to make it work better. So, it's funny that you say this 'cause just today, I had a meeting with BJ and we were talking about vision and where we want to see everything go. So, give us a little time. We will definitely, um, you know... We apologize for the chicken wire. But, you know, it's a quick measure, something that we could do right away. The hoop rail is a great, um... is the look that we've always desired and always had. And we will try to get back to that vision. But, you know, had to have that vision. It's been a little bit of transitioning happening here and I gotta understand what-- we all have to understand where we want to end up, so, okay?

BJ JONES Yeah. Yeah, sure.

MATTHEW FENS

I'm sorry, this is a continuation of that. But on South End Avenue, it would be the easiest thing in the world to forget about as you did bigger sidewalks and islands and so on. The traditional guidelines here which were granite curbstones, then cobblestones with hoop barriers around planters and then the concrete sidewalk. And there's some people who live here, me included, who are spooked by the one precedent of that concrete median on West Thames Street. Which just looks absolutely horrendous. I mean, there are reasons for it being there. But I could've been designed the way everything else around here was. Please, think long and hard even though there would be an extra expense, when you redo South End Avenue for doing it in that idiom because the...

NICK SBORDONE

Justine, you hear that extra expense, Justine? I just want you to-- okay.

GWEN DAWSON I just want to clarify...

MATTHEW FENS

If that's an extra hundred million in the bond markets, nobody's going to argue.

GWEN DAWSON

I just want to clarify that we did not do that-- we did not put that median in...

MATTHEW FENS

I know. But they're your partner here and a fair governing. If the results are going to make everybody unhappy...

BJ JONES Yeah, right, fair.

MATTHEW FENS

I'm guessing that you folks, even if you don't always call the shots, have the final say about what gets built or not built here. And please don't let anybody buffalo you into doing it the cheap, quick and easy way.

GWEN DAWSON

You know, as you're talking about that, I wanted to also make sure that we don't forget and lose track of the fact that we've been talking on the South End Avenue and West Thames Street corridor about the street and the width of the sidewalks and the medians which are certainly the driving force. But the streetscape plan was also to address issues of aesthetics and materials and whether there are areas that may require seating or some upgraded bike racks and signage guidelines, things of that nature that will also be a part of whatever the plan is.

BJ JONES Okay, anybody else? Yeah?

JONATHAN JOSSEN

My name is Jonathan Jossen. I spoke to you in the park the other day.

BJ JONES Yup, yup, yup.

JONATHAN JOSSEN

And I'm very concerned. I'm a real estate broker down here. And I'm very concerned about the land lease. I've done a very deep study on the values in the neighborhood. And obviously, the land lease keeps on going up. So, you're worrying about a shortfall. Well, I looked at some of the buildings and the land lease just explodes in the next ten years for different buildings that took a different front or back end. So, I'm watching people walk away from Battery Park City because of what's going to happen in ten years. Never mind the '69. But just ten years. And we're watching values fall out of bed. I mean, the market is very soft in all. But in Tribeca and the West Village, it's not soft. But in Battery Park City, it's not soft, it's fallen out of bed. So, how are you guys addressing this situation?

BJ JONES

Um... The short answer to that question is that, and we talked a little bit about this at, I guess it was the January community meeting. The 2069 issue and its ramifications on values and the other issues associated with it is something that I care about. And it is something that is on our list of-- our 2018 list of things to unpeel, not necessarily to solve 'cause it is complicated as I'm learning. But it's something that we're paying attention to and trying to understand to see. 'Cause I am cognizant of the fact that 2069 to some people, not people who live here, feels far away. And I'm not interested in kicking the can to address that. I just-- we're working very hard to figure out what the path forward is and what our options are to address it. That's something that has come up in our conversations with the homeowners coalition, for example, regarding the condos. And as we start talking to rental

buildings, too, I know that that's an issue they care about. So, in absence of a solution which I don't have yet, I do have an interest in figuring something out.

JONATHAN JOSSEN

I'll give you a very good example. A couple, a young family that's moving down here now, they're looking at a seven to ten-year horizon of wanting to move, you know, they're here. The schools are great. They want to live here. But in ten years from now, they want to move to wherever, to the suburbs or something. Well, in ten years from 20 to 30, you've got 39 years left and a bank won't lend with such a shortfall. So that's really what's... It's not '69, it's really '39 and even earlier than that.

BJ JONES

That's right, it's much sooner than that. And then you have to backtrack from there if there is something that we can do about it about it takes time to renegotiate ground leases and what have you. So, I am absolutely cognizant of it. And I have been hearing it more and more. And as we talked last Thursday night, I do wanna talk to you more to get some more even anecdotal information just about what you're hearing.

JONATHAN JOSSEN It would be my pleasure. Thank you.

BJ JONES

So, we'll be doing that. Yup, yup, okay, Frances has got the mic. Going once, going twice. Okay, thank you, everybody as always for coming out and engaging. Thank you. And don't forget. Don't wait for the next community meeting. If you have thoughts, let this gentleman know, Nick. We are standing by. Okay, thank you.