

BPCA Board Meeting
April 10, 2018

DENNIS MEHIEL

Order. First order of business is approval of the March 13, 2018 meeting minutes. A copy of which the members have. Where is that noise coming from? I mean, I realize I have hearings, but you know... There's a limit. Do we have any comments or questions on the March 18 minutes? No? A motion to approve?

CATHERINE HUGHES

Second.

DENNIS MEHIEL

Seconded it. The minutes are approved. Bruno, you got something cooking here with shrub care.

BRUNO POMPONIO

Yes, so the Battery Parks Operations Department is responsible for the care of all the trees under its jurisdiction and installation... by the New York City Authority. In order to select a vendor, we went to RFP. Four people responded to the RFP as listed here. The committee who received the RFPs reviewed them. The committee asked for a best and final. As you can see, the best and final was listed below. Almstead gave the best price rating. So, we are asking the board to approve a contract with Almstead Tree Care Service for the yearly amount of 75,000 and to not exceed 225,000 over a three-year period.

CATHERINE HUGHES

So, I have a question. So, who is the current contractor?

BRUNO POMPONIO

We don't have a current contractor.

DENNIS MEHIEL

Say again?

BRUNO POMPONIO

We don't have a current contractor.

CATHERINE HUGHES

And how many trees?

DENNIS MEHIEL

This is work we've been doing in-house?

BRUNO POMPONIO

It's been work-- we do some of it in-house and we've been working with (indistinct) department on doing some other... We want to have the ability in the event that a tree becomes-- if the need to take a tree down, we want to be able to have somebody in place without having to go through and RFP process if we feel the trees are going to be taken care of.

And, I'm sorry, what...

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CATHERINE HUGHES

And how many trees a year usually...

BRUNO POMPONIO

Um, Ann, how many trees?

ANN

It can vary a lot 'cause we might have to have this in place in case, for instance... (indistinct)

We also have to water the trees on a regular basis. And so it will be quite a bit of... trees belong to our care, as well. We had larger trees in the past that grew old over the years. (Indistinct)

BRUNO POMPONIO

I mean, it could go from several trees to one. We had that micro burst that one year. We had dozens of trees that had to come down. We can't predict what the actual number could be.

DENNIS MEHIEL

Okay, so you'll have these guys in reserve for a period of time to not to exceed, to aggregate but the reality is you're paying so much a day when you'll need...

BRUNO POMPONIO

Exactly.

DENNIS MEHIEL

Okay. Other questions or comments on this? All right, do I have a motion? We have a motion, do we have a second? Hearing over. Proposition? Bruno? You're approved.

BRUNO POMPONIO

Thank you.

DENNIS MEHIEL

How about a motion to adjourn? So moved? We are adjourned. You can all leave right now. All right, um... We'll call to order the meeting of the members of Battery Park City Authority. Even before the minutes.

CATHERINE HUGHES

Let's get it out of the way.

DENNIS MEHIEL

Okay. We do have some litigation matters to discuss in executive session. We anticipate this to be relatively brief as these things go. So, if you guys would be patient in hanging out a little bit, hopefully it'll be worth your while and come back in when we complete.

WOMAN

A motion?

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BJ JONES

A motion for the executive session?

DENNIS MEHIEL

Oh! A motion to go into the executive session. So we are reconvening I suppose. And our first order of business is review and approval of the March 13, 2018 minutes some of which you have.

CATHERINE HUGHES

Second.

DENNIS MEHIEL

We have a motion for approval. We've got a unanimous vote. So the minutes are approved. Okay, where's Anthony, where is he? MWBE report. Oh, public comments first? I apologize. I apologize. So you weren't ready. Public comment, who do we have?

NICK SBORDONE

Okay, good morning, everyone, Nick Sbordone, Communications and Public affairs. We had one individual sign up for public comment this morning, Miss Robin Weiss. She was a Battery Park City resident and she will be addressing the Board.

ROBIN WEISS

Thank you, hi, I've been a long-time resident of Battery Park City Authority, in fact, since 1994. And I've been increasingly distressed over the years to observe large amounts of birdseed and other food scraps being left for birds in violation of the rules that are on file with the Battery Park City Authority. In fact, it's, um, Battery Park City Rules and Regulations, section 9-0-0 3.12 which specifically says in section B that "no person shall feed animals in any park except where specifically authorized by the parks corps." And, you know, on a personal note, I'd say I have particular concern because, you know, birdseed and food scraps foster rat and rodent populations. They contribute to overpopulation of pigeons and other animals outside of their normal birth rates and result in unsightly and unhealthy droppings for children and dogs and others. Clearly, they obstruct pathways when masses of the pigeons feed, when they aggregate to feed, that is. They alter natural migration patterns and they certainly alter the animal and insect food chain. And, frankly, I think they inhibit the quality of life to a certain extent in Battery Park City. And so, I would like somebody to address this issue perhaps in a more forceful way than is currently underway. Thanks to Nick Sbordone. I really appreciate all of his efforts to try to do this in a gracious manner by blogging and making the public aware of these sorts of things. But nothing actually is resulting. And I think that there are many in the neighborhood that share my concern. Thank you.

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NICK SBORDONE

Okay, that concludes the list of individuals who had signed up in advance for public sessions. So, unless there's anything else, we can proceed.

DENNIS MEHIEL

Bruno? So what is our protocol that pre-exists in response to relative to the issue that the lady just raised?

BRUNO POMPONIO

It's been a tough thing to enforce. We try to not allow it, but, you know, it does-- she does have a lot of valid points...

DENNIS MEHIEL

Is this residents that are generally feeding birds?

BRUNO POMPONIO

They're residents that go out generally...

DENNIS MEHIEL

I'm trying to imagine...

BRUNO POMPONIO

Yeah, that's exactly what's happening, you know, you get a nice elderly woman's out strolling in the park and wants to feed the pigeons and it does cause unsightly, you know... First of all, the seeds itself causes a mess. It does draw pigeons and rats and that causes a mess in itself. And we try as the parks staff to get out there and clean it up. And we even get... talked to for cleaning it up because they're putting it out for a reason and we're trying to clean it up for a reason. So, it's...

DENNIS MEHIEL

Have we posted our Allied Barton people to this particular nuance yet? Not that they run around like storm troopers...

BRUNO POMPONIO

I think they've tried and...

DENNIS MEHIEL

They just need awareness and maybe mentioning it from time to time.

BJ JONES

They've encountered a similar issue but we'll continue to keep it on their radar screen. We can do another push.

DENNIS MEHIEL

All right, just curious. Okay. Now, you're up.

MAN

Good morning, Mr. Chairman, members. For the month of February, Battery Park City Authority, 44, basically 44% MWBE of our eligible expenditures. 19% MBE. 25% WBE. In audit 20% was paid directly to MBE. And 24% paid to

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WBE as such. Our year-to-date number is basically 36%. 14% for MBE, 22% for the WBE and that's pretty much an even split as far as prime and sub. It's 18% each.

DENNIS MEHIEL

Policy objective for the year is 30... Okay, so we got a little cushion. Questions on the report? Okay.

BJ JONES

We have a couple of legal actions that Abby's gong to walk us through.

DENNIS MEHIEL

Abby's up to bat.

ABBY GOLDENBERG

Yes, thank you. The first item for consideration is authorization to enter into a legal retainer with the firm of Hawkins Delafield and Wood. As the members are aware, this year we intend to go to market to conduct a bond offering. And in anticipation of that, we're assembling our team. And Hawkins, we believe, will be an instrumental member of that team to provide us with legal counsel in connection with that bond offering. Hawkins notably has been our legal counsel in the prior three bond offerings that were done in 2003, 2009 and 2013. They bring a wealth of not only expertise, but obviously institutional knowledge relating to the Battery Park City Authority and we believe they're the right fit and accordingly we would like to enter into a two-year retainer agreement with them for a not to exceed amount of \$500,000.

DENNIS MEHIEL

When you've gone out with an offering in the past, we have an expectation of this sector of the cost to do so. It's the same... and so on. What we think the cost would be. And I understand the not to exceed contract and there's no doubt a bill embedded in here somewhere. Do we receive from this firm an expectation specifically in advance. Okay, we know what we're doing. This is the plan. And you guys should budget for X, for legal, for this particular offering. Do we know within reason up front before we actually commit to the process as opposed to what you're doing here? Committing to the process itself, what the legal cost is likely to be if approved?

ABBY GOLDENBERG

I'm going to defer to Pam 'cause she signalled me that she knows the answer to that question.

DENNIS MEHIEL

It's a fair question for the CFO.

PAM FREDERICK

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Yes, yes, so as part of putting together the finance plan, there would be an estimate of legal services as a part of the total bonding cost.

DENNIS MEHIEL

And we'll see that at the time?

PAM FREDERICK

Exactly. And those costs would be reimbursable as part of the portion that is related to the bonding, would be reimbursable as part of the bond offer.

DENNIS MEHIEL

What do you mean reimbursable?

PAM FREDERICK

I'm sorry?

DENNIS MEHIEL

What do you mean reimbursable?

PAM FREDERICK

Using the bond proceeds to pay for those.

DENNIS MEHIEL

Oh, yeah, sure. Okay.

PAM FREDERICK

And that would be the same for other parts of the...

DENNIS MEHIEL

Yeah, we'll have those macro numbers on an individual basis as we go into the market.

PAM FREDERICK

Yes.

DENNIS MEHIEL

Notwithstanding the nature of this particular...

PAM FREDERICK

Exactly.

DENNIS MEHIEL

That was the only question.

PAM FREDERICK

This is committed to a review as the function of the finance plan.

DENNIS MEHIEL

Okay. Other questions or comments on this particular? Okay. Do we have a motion for approval? We have a motion. And we have a second. Opposition? Approved. Okay, here we have Windels Marx Lane and Mittendorf. I only

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have one question. Early in the life of a future attorney, do they make their decision to become a lawyer based on how many syllables their name has? Some of these law firm names are just so interesting. This one's relatively benign.

ABBY GOLDENBERG

I know I did. My three syllables are serving me very well.

DENNIS MEHIEL

Very good. All right, so tell us about Windels Marx Lane and Mittendorf.

ABBY GOLDENBERG

Sure, Windels has, as you can tell, has been in contract with the Authority since as least 2015. And has been very helpful in providing assistance in a variety of real estate matters both litigation and ground lease related. And at this point, we would like to extend their contract for-- this particular contract for an additional year so that they may continue to work on matters that they've been helping us with actively for the duration of the next year. So, we're looking for extension to one year through April 30th and increasing their contract value by \$150,000 for, not to exceed the amount of \$150,000 which we may or may not use during the remainder of the term of their contract which would then end in April of 2019.

DENNIS MEHIEL

So, when we started out, they got a one-year, I believe... estimated, we might spend up to 120 grand but we spend 130. No, I'm sorry, by December of that year, we increased 130 on top of the 120. And 550... So...

ABBY GOLDENBERG

This contract has been in place now for three years. And it turns out that they have been, I guess, more helpful than even we had anticipated. And so, as a result of that, we've...

DENNIS MEHIEL

16 to 17, just shy of three years.

ABBY GOLDENBERG

That's right.

DENNIS MEHIEL

Your aggregate expenditure on this contract in the three years is what?

ABBY GOLDENBERG

Well... Maybe it would be helpful...

DENNIS MEHIEL

Right now, you're at the 550 cap. So you must've spend less than that.

ABBY GOLDENBERG

Right now... we're at a higher cap...

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DENNIS MEHIEL

No, June of '17, we took it up another 350.

ABBY GOLDENBERG

Right, so right now, we're at a 900,000 cap. Which we do have some-- we have not spent up to that \$900,000 yet. We're still below that.

DENNIS MEHIEL

We're running 250, \$300,000 a year is what we're saying.

ABBY GOLDENBERG

Yeah.

DENNIS MEHIEL

In a contract we started out being 14/15 negotiating. For some reason, we thought the scale was \$120,000 a year. That's what we put down. It's almost three times that. Is this increasing scope of work that-- I mean, this is real estate. Is this relating to ground leases, negotiations and all that stuff which has been growing en masse.

ABBY GOLDENBERG

Yeah, right. I think the number assigned to the contract at the outset was hypothetical. We never know what litigation we're going to encounter. We never know what type of legal issues we're going to encounter. And so the increase in the expenditure is less a function of change in scope and more a function of, number one, we're pleased with their work. And number two, we think that they're the right firm for more work than we had originally anticipated.

LOUIS J. BEVILACQUA

I think, but Abby, given the historic amount on an annual basis, \$150,000 looks like it'll get you through another six months or so. Do we need more than that really to get through this period?

ABBY GOLDENBERG

So, I think the 150 is on top of the remaining amount in the remaining clause.

BJ JONES

And we have about 150 remaining. So, it'll give us 300 to get us through.

DENNIS MEHIEL

And remember, Lou, it's overall review that's coming will encompass this. So if they can get through next April of '19...

ABBY GOLDENBERG

That's right.

LOUIS J. BEVILACQUA

Okay.

DENNIS MEHIEL

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That's well within the scope of some of the other stuff that's ongoing.

LOUIS J. BEVILACQUA

I just don't want to hamstring you because...

BJ JONES

Yeah, yeah, this will get us through while we shore things up.

DENNIS MEHIEL

All right, any other questions or comments on this? Do I have motion? We have a motion. We have a second. And no opposition, approved. Where's Gwen?

GWEN DAWSON

I'm here.

DENNIS MEHIEL

There she is. All the way down over there. LMW Engineering Group. Police Memorial Vault inspection services. You want to tell us about this?

GWEN DAWSON

Yes, this is for the Board for one reason is that we need to extend it for a time. And the extension would take the term of the contract over one year. The contract was entered into with LMW in November of 2016 for construction inspection services related to the Police Memorial Vault project. That project has since been completed with the exception of the final inspection and sign-off. So with some scope changes and sequencing changes that require some additional inspections to be done during the time of the construction. And so we had to add a little bit money to the contract which we're looking at now amending from 45,000 to 49,800 and extending the contract through August 31st of this year just to allow sufficient time, added time to complete all of the inspections and sign-offs.

DENNIS MEHIEL

Another 4800 to tie it off and be done and get the results for the work that's been done.

GWEN DAWSON

Right.

DENNIS MEHIEL

Seems simple and straightforward. Comments or questions on this? Do I have a motion? Move? Second? Approved. All right, Gwen, you had another one.

GWEN DAWSON

I do.

DENNIS MEHIEL

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South Battery Park City Resiliency Design.

GWEN DAWSON

Right, last month we provided a presentation to the Board on our overall resiliency plan which we are currently looking at performing in four phases. Each of which will have an independent utility and protection plan associated with it for Battery Park City and which when the whole plan is completed, we'll work together and along with the city's Lower Manhattan Coastal Resiliency Plan to provide a greater degree of protection for the entire Lower Manhattan. The South Battery Park City Resiliency Project is the first of the four phases that we are proposing to conduct. And this contract is the first contract associated with design of the Resiliency projects.

The South Battery Park City Project extends essentially from Museum of Jewish Heritage through Wagner Park through Pier A Plaza along the south side of Battery Place to the corner of Battery Place and State Street. The contract that we are proposing would include the design of comprehensive storm barrier system for the length of the project. Would also include some modifications to Wagner Park to help facilitate some additional resiliency protection and also a new Wagner Park pavilion, which would become a significant component of the overall barrier system. The scope of the project is based on the findings and the recommendations that came out of an earlier project, The Wagner Park Assessment Study which was commenced in 2015 and wrapped up last year in 2017 and was a Perkins Eastman led project. We issued a RFP for the detailed design and engineering project, which will be a three-year contract, which we will start with design and carry on through construction administration. And we received in October, proposals from 11 firms, three of which were disqualified for failure to provide required documentation. The remaining eight proposals were scored in accordance with the criteria that were provided in the contract. And a technical evaluation score was created by the evaluation committee. The top six scoring firms were then carried forward for interviews. Following the interviews of those, a subsequent technical evaluation score was prepared by the committee. And the top technically rated firm as a result of that process was AECOM. What happens after we do the technical evaluation is we have the evaluation committee then evaluate the cost proposals to make sure that the cost proposal of the highest evaluated firm is fair and reasonable and represents the best value for the project given its requirements. What we found with the cost proposals was the AECOM's cost proposal was significantly higher than the other cost proposals that were in the top six. We asked for best and final offers from the remaining proposers. We still had a significant gap in the cost proposals.

HECTOR BATISTA

Huge gap.

GWEN DAWSON

We then conducted meetings with the top three rated remaining proposers to make sure that everybody was looking at the same scope, that there

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weren't any clarifications that needed to be made. That there wasn't something that was being missed or something that was being provided that wasn't necessary. We met with AECOM. We met with Perkins Eastman. We met with Figg. As a result of those discussions, we identified with AECOM. That there were some certain things that we felt might provide opportunities for some additional efficiencies. And some possibilities of adjustments to their cost proposal. And so we asked that they provide-- amend their cost proposal and provide an amended cost proposal. Ultimately, they provided a cost proposal that lowered their cost from ten million, eight to \$7,845,289.46. We were able to achieve that in significant part by, I think, having them look very closely at some of their sequencing, assumptions, some of their staffing where there may have been more staffing than was absolutely required. But I think that we have gotten to a point where everyone was proposing on the same scope and is providing what they believe is necessary to achieve that scope. And even though AECOM is still somewhat higher than the next two rated-- highest-rated firms, difference being ranging from 13 to 15.5%, the evaluation committee believed that the approach that AECOM has to the project is going to provide us with the best end product and is going to be consistent with our overall goals. Will provide adequate coverage for design development so that this project which is going to be very complex and technical in nature will have a comfort level that they're going to make sure that all the T's are crossed and the I's are dotted and that we come out with a project that's going to be effective, is going to fit in the context of the area and ultimately will be able to receive all the approvals and accreditations that we need. So, we are asking the Board to approve a three-year contract with AECOM in the amount of \$7,845,289.46.

DENNIS MEHIEL

Okay. Summary, summary... In the RFP process, in addition to receiving these proposals with aggregate prospective cost. Has staff dug deep into the drivers of those proposals, which at the end of the day is people's time times money, right? And what that review revealed was that there was very little difference in qualified vendors in terms of how they would drive-- what the cost of their operation is. The great disparity was scope of work that the bidder was contemplating through their refinement process. The staff got to the point where they really got apples to apples. And at the end of the day, it's a value judgment here to recommend the expenditure of a million or so more dollars than we absolutely have to sign up for based on the judgment of the quality of the work that's going to be done. But at the end of the day, when we have a rear view mirror to look in, what we believe we're going to find is that the cost was about the same when you get down to the hours expended to execute on project and qualitatively, we think we're going to be in a better place. That's essentially the shorthand version. Questions? Discussions?

HECTOR BATISTA

Yeah, just, um, well, that's a huge-- the numbers are...

DENNIS MEHIEL

Mm-hmm.

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HECTOR BATISTA

That's a huge gap. I guess I'm going to sort of contradicted myself. We gotta get this right. So I-- this is, you know, we have one shot in getting this right. So, we can't cut any corners. So that's an important thing to say. That being said, I just... What experience have we, I mean, in terms of the due diligence that we've done, have we seen other things that they've been involved in and are we satisfied that they're going to, you know... Have we kind of looked at some other work and... Because this is one of those situations where we're... We gotta get it right and...

DENNIS MEHIEL

We get up to bat once.

HECTOR BATISTA

Yeah.

GWEN DAWSON

Exactly, exactly and yes, um... Notably, they, AECOM is also the consultant for the City of New York for the Lower Manhattan Coastal Resiliency project. So, they have a great depth of experience already with this area including parts of Battery Park City. And they're a very large concern. Joe, who is-- Joe Dancy who is our project manager. Do you want-- do you have some additional information about their experience?

JOE DANCY

Their experience is extensive. I just wanted to mention, they're doing a lot of work in New York City on the Resiliency effort. They're working with and in some cases part of the group for some of the other proposals so... The proposers that did bid have-- it's not the first time doing it. It's certainly not AECOM's time, first time...

HECTOR BATISTA

This is the first time that we've entered into any agreement with them whatsoever at any kind of level. Is that correct?

GWEN DAWSON

Yes, we have not to my knowledge contracted with AECOM directly in the past. Certainly we're familiar with them. We've had working relationships with them as part of their involvement with other projects. But no, I don't believe that we have contracted with them directly.

JOE DANCY

When we reached out to the city to check the references, a lot of the folks over at Lower Manhattan Coastal Resiliency, they... quite well. And they have a lot of in-house staff. So, they have a lot of the pieces of the teams that are needed.

GEORGE TSUNIS

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For the record, because we're being asked to approve something that's over a million dollars more than the next bidder. And I'm going to vote in favor of it. My experience at Javits and I see you've done this internal evaluation, you assigned percentage criteria percentages to various different things. So, obviously, they didn't win on price. But they won on practically everything else. And that's what made it overwhelmingly compelling. So, just for the record, just so, you know, we can all understand why we're buying the best value here, not necessarily the lowest price but the best value, please explain for the record, how the criteria was made, what percentage of the criteria was on price and what percentage was on other things. And what carried the day for you?

GWEN DAWSON

For the record, there was a breakdown of experience related to experience and expertise in the design of parks, public spaces, waterfront projects, park structures and public amenity structures because a significant part of this project is going to be public waterfront access and park design. That was something that was considered extremely important.

GEORGE TSUNIS

And they have overwhelmingly more experience with this.

GWEN DAWSON

They had very comparable experience in the top level of the experience with parks and public spaces and waterfronts. The next category of experience and expertise and experience in the-- was in the design and engineering of coastal resiliency projects including a variety of flood barrier technologies and approaches. Again, they were at the top. I don't know if they were at the very top of that experience level but again, we're taking a total cumulative scoring here. They have a very significant amount of that type of experience. I would say that the area where they were most impressive is in the third category of criteria which is the integration of adequate expertise, experience in all disciplines that were necessary in order to perform the project and in the approach to the provision of the services, staffing and schedule. They had obviously done an enormous amount of homework. Their team, every person who came to the interview to represent their team was extremely impressive. They had everything prepared. They were very organized. Their project manager was extraordinarily impressive. And consequently, we believed that their team, the combination of their team, their approach to the project and the likelihood of success was far greater.

GEORGE TSUNIS

What percentage of the criteria was based on price alone?

GWEN DAWSON

There's not a percentage that's associated with the evaluation. The percentages apply only to the technical scoring. Once the technical scoring is completed, we have a score. Then there is a more qualitative...

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GEORGE TSUNIS

But once you've established what the technical scores are, you know, we really don't have the discretion to ignore it. They won it overall. And I know this is counterintuitive to vote for something that's a million dollars more, but overwhelming with these things 'cause they're so unusual. I'm very certain we're buying the best value and eliminating risk here.

CATHERINE HUGHES

And another thing to point out. Their total evaluation point score was 87.7 versus 69.33. So, it's roughly a 20% difference in their technical scoring.

GEORGE TSUNIS

That's an excellent point.

LOUIS J. BEVILACQUA

I agree everything what you have said and Catherine said about the quality here, far more important than almost any other factor than you can think of. I want to think Abby and Gwen who spent two hours with me on a late Friday afternoon walking through the connectivity between-- I'm the new member of the board and quite frankly, I was trying to get up to speed on the connectivity of this piece of it and what Battery Park City's doing and the City's doing and how it all works. And I think what's obvious is if one piece doesn't work, the dominoes just start to fall. And consequently, quality here and getting the right answer is critical. And price, quite frankly, without trying to ignore a million dollars is secondary. And I'm very convinced that both this particular group, but also the thought process that went into it was very critically focused on that part. And that's what I think is more that we have to be focused on is did we get the right answer? Did we do our duty of care and I don't think that the price being wrong by this tiny part relative to the overall project. And we're talking about hundreds of millions of dollars to be spent on resiliency. And so this is a minimus amount and to get the right answer, I think it's critical.

HECTOR BATISTA

I agree with both George and Louis on this and, I mean, my only, um... The reason I raised it is obviously, I want to make sure we get this right, you know? Like everybody else wants to make sure to get it right. And there was a firm in here that we've had experience with and I just was curious kind of how they fell into this process. And wanted to make sure that we're making the right decision. At the end of the day, I think what you said actually makes perfect sense that you have, you know, a firm that is familiar with kind of all areas of the project and try to allow to hopefully go as smoothly as possible. And really, at the end of the day, also, someone who could be able to answer to the community in the kind of way that they need to because I think this is one of those that we need to assure that to the community. And obviously, I'm also prepared to move forward because every day we delay is another day that we expose ourselves, so that's...

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LOUIS J. BEVILACQUA

Literally, the Dutch boy with his finger in the dike. If you get it wrong, there's a lot of water.

DENNIS MEHIEL

Okay, I would just make one other comment. One, the \$900,000 spread. We don't dismiss that as an immaterial number. But to lose point, when all is said and done, this will be less than one-half of one percent of what's going into this project. So, we do need, your point, very well taken, to keep the scale in mind. Not that we're dismissing the \$900,000. Secondly, I'm not convinced that at the end of the day, this is actually going to cost anymore than the other guy. Now, if we had signed for a not to achieve, but at the end of the day, if the other guy needed X more hours to do it right and we're on top of 'em and were making 'em do it right, we would be back here at some point in the future to change order. So, I think what the staff has done is, they've identified the proper organization to provide the most robust services that we need in this regard. Now in the aggregate, you get into the seven or eight million bucks, that's serious money. But the entire community is at risk here with what's going on with climate change and so we gotta get started. So, I'm also supportive, Cath?

CATHERINE HUGHES

Yeah, I just want to add, first of all, I want to thank Gwen who's been working on this tirelessly. And also I think the FEMA accreditation for ultimate flood barrier system is very important. And I know that was an issue that we've heard from community members, that they're concerned about their FEMA rates. And we know the rates are going up. We're very concerned that uncertainty of FEMA. They're, like, 25 billion dollars in debt right now, and it's up for renewal again in six months. Also, you said that they're-- when we had a conversation before that they're also familiar with the US Army Corps, which is very important. And that they're also a local organization in Lower Manhattan.

GWEN DAWSON

Yes, yes, they are. And the FEMA accreditation was something that we felt very comfortable, that they had a very logical and compelling strategy for approaching that. And our project manager for the project has a history in working with the Army Corps of Engineers. So, we felt very comfortable with that part of it.

DENNIS MEHIEL

Okay. Other questions or comments?

CATHERINE HUGHES

And they'll deal with the community as well.

GWEN DAWSON

Yes, they will, yes.

CATHERINE HUGHES

Ample opportunity for community engagement.

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GWEN DAWSON

A good community involvement for our part of the project.

DENNIS MEHIEL

No question about that. Okay, do we have a motion? Is there a motion?
Second... Good, no opposition. It's approved. And I believe that...

BJ JONES

That wraps our action items. Before we close, I do just want to welcome
for the Board, Shamila Achu, our new VP of Human Resources who's going to
help us continue to strengthen and modernize our operations.

(applause)

DENNIS MEHIEL

Let's see if we're still clapping a year from now.

SHAMILA

I guarantee you will.

(crosstalk)

MAN

We need to adjourn the meeting.

DENNIS MEHIEL

Oh, motion to adjourn.

HECTOR BATISTA

So moved.

DENNIS MEHIEL

I knew you'd be first. Approved.