

## **BPCA Community Meeting October 2**

B.J. JONES: Thanks everybody for coming. Good to see some familiar faces and some new faces. We've got a lot of ground that we wanna cover tonight. And before I get started, I wanna do three introductions. The first one is just for the Battery Park City Authority team members to raise their hands. Raise your hands. We're all here to listen to what your feedback is as usual and hear what you have to say. I also, if you haven't seen on social media, I want to introduce Rocky, the new egret that has made a home in our neighborhood, primarily in Rockefeller Park. So we've named him or her Rocky. And Rocky's gonna be the theme of today's presentation.

Also wanna make one more introduction. Our chairman is here, George Tsunis. So welcome George. So he's gonna be here for a little while tonight as we get started. George, you wanna make a few introductory comments?

GEORGE TSUNIS: Thank you, B.J. And could you please not introduce me directly after Rocky. Just a little bit of a letdown. How am I gonna live up to that? Thank you for having me. I can't tell you how many of you have come up to me and introduced yourselves and said thank you for coming. I could tell you, having a mother in law, I've never felt so welcomed in any place in my life. So it's really good to be with you.

I don't wanna say too much other than the fact that you have a wonderful group of people who work at the Authority. And that group of people will always take your phone call, always answer your email, always take a meeting, always have you come by and visit, and always listen. We think that communities run best when there is transparent, constructive, respectful communication amongst everybody. And clearly it would be the height of arrogance if we would think that input from the people who live here, our stakeholders, our community members, our residents, don't have important things to share and we can't learn from. If we really think about why the Authority is here, it is to make sure that we're taking care of its residents. I mean it really begins and ends there. So we wanna make sure that we're responsive to you.

I am available if anyone wants to meet with me. I'm at the Authority on a fairly regular basis. Those of you who have been around just know, just call B.J., that's how things will get done, he's far smarter than I. But thank you for welcoming me here. And I look forward to coming back and spending a lot of time with you. Thank you, very much.

[APPLAUSE]

B.J. JONES: All right. Thanks, Mr. Chairman. Okay, so today's agenda, we have a number of things that we're excited to present to you. We're gonna do a brief resiliency update in a moment. And we are just at the very beginning of our new phase of design and engineering studies for the ball fields and the south part of Battery Park City. So Gwen's gonna tell you a little bit about that. And you'll have an opportunity to give us

some input up front to the team before we really get in deep on those projects. We're then going to have some special guests from BMCC, who are going to tell you some of the key findings from the user account study that we've been conducting with them over the past year, and has just been completed.

And then in part as a follow up to many of the questions that we got a couple of months ago at the last meeting, Bruno is going to tell you what is in store in terms of strategic planning for our parks operations department. And then we'll close with Nick, and the NYPD, Allied Universal, and some other folks, just to talk about some other community news. While we're doing this we are using a brand new AV system at 6 River Terrace, which I'm excited about. We're also incorporating some video in this presentation for the first time. Please don't expect that at most of the meetings. And bear with us if I press a wrong button here or there as we move forward.

So the goals, as usual, we'll go through each of the sections, and between each one we'll have some time for feedback. I'll keep an eye on the time for the feedback sessions that are peppered throughout the presentation tonight, just because we have a lot of ground to cover, but we'll still have the kind of anything goes question and answer session at the end of the presentation. And then if there's time, we have a surprise video that some of you might wanna stick around for. I might be overselling it.

Okay, so for those of you who have been coming to these over the past year, if you can believe it it's been a year since I've been doing them, we've set out some of the key goals ahead of us for the year. And we've been really making some great progress. Green checkmarks are ones that we have completed. The ones that aren't checked yet are in the works and there's been some great progress. You'll hear about these items a little bit throughout tonight's presentation. And that is the extent of my PowerPoint animation for today. Rocky. George, you want me to introduce you again? [LAUGHTER]

Okay, and so with that said, I'm gonna turn things over to Gwen to talk a little bit about resiliency.

GWEN DAWSON: Hi, everyone. We didn't want to pass up an opportunity to give you an update on our resiliency projects. This is just an overview of the resiliency projects, the phases that we're doing. There is a north resiliency project, a ball field resiliency project, a south BPC resiliency project, and a western perimeter project. I wanna give you a little bit of an update on where we are with the projects as of tonight. The south Battery Park City resiliency project is the first one that we issued in our FP4. And we are now underway. We have our design and engineering team under contract, that's AECOM. And we have just started the process. We had an all-agency kickoff meeting last week which went very well. But I wanted to introduce you to a couple of people who are gonna be key people for this project.

The first one is our BPCA project manager, Joe [SOUNDS LIKE: Ganshee], who a lot of you already know. He will be managing the project for BPCA. And then for AECOM, Heather Morgan is our project manager. And actually I would just like for Heather to just

say a quick hello, because you're gonna be seeing a lot of her, and I want you to make sure that you know her face, and that she gets a chance to see all of you.

HEATHER MORGAN: Hi, everyone. Thank you, Gwen, very much. Thanks for having us, for having me here. Yes, my name is Heather Morgan. I'm gonna be the project manager for the South Battery Park City resiliency project. Real quick on my background, I'm a landscape architect, archeologist. I worked for the US Army Corps of Engineers for seven years. I worked the New York district for three. And then I worked at headquarters for almost five. So as much as I'm not an engineer, I've spent a lot of time looking at communities across the nation that are dealing not only with climate change, but flooding.

Also into that, just so you're aware, I used to do emergency operations for the Corps. So I was in the emergency operations center for Sandy, Hurricane Sandy, Irene, and Lee. So I've seen how this region responds. I've seen firsthand what happens. I've also seen what are the federal procedures, and all that everyone had to deal with, especially with the inundation factors from Hurricane Sandy.

Generally personally I don't live too far from here. I'm in the West Village. My dog and I both enjoy Battery Park City habitually during the week. So I'm not too far. And just to complement what Gwen had said, we just started, I know that my company, our team, we're extremely privileged, and humbled, and honored to have been hired for this project. To take what I know from the US Army Corps of Engineers and use it to help communities like yours is the reason I get up and come to work in the morning. So it's unbelievably flattering to be able to help communities that I'm a part of and live adjacent to, especially a community like yours. That's it. Thank you.

GWEN DAWSON: Thank you, Heather.

[APPLAUSE]

GWEN DAWSON: We're very excited to have Heather and her whole team, because she does have a whole team that is working on this project. And just to give you a sense of some things that are coming up, we are in the process of planning an initial public meeting for the project, which will be happening in the next few weeks. As soon as we get a date pinned down, everyone will be made aware of it. And we will always have project updates on our BPCA website. So you can check in there at any time. If you haven't been able to attend the meeting, we will have updates available there.

Moving along, we are also just underway with our ball fields resiliency project. And we likewise are under contract with our design and engineering team, which is STV. We have a couple people for you to get to know on that project. First our BPCA project manager is Debbie Addison. And so we got a couple of new faces for you. The second is the STV project manager, Karen Robison, from STV. Karen, why don't you come up and say a quick hi so that people get to know you just a little bit.

KAREN ROBISON: Hello, everyone. Thank you for having me. Just to sort of echo what Heather already said, we're very excited to get started on this project. STV is very well-versed with resiliency. We've done probably about 70 projects since Superstorm Sandy. Our team is all New York City centric and based, live and work in this area. So we're really excited to kind of wrap our arms around this project and work with you to really make it a successful project. We have a landscape architect, I'm a civil engineer by background, so a lot of the engineering will be done with STV, our landscape architect, and geotech, and all that stuff, all our firms are right here in New York. So we're really excited to get started on this project.

GWEN DAWSON: Thank you, Karen.

[APPLAUSE]

GWEN DAWSON: We will likewise be scheduling an initial public meeting for the ball field project. We're looking to try to do that in early November. So again, we will be keeping you posted in short order as to when that meeting will be scheduled. And also we will be keeping updates for this project on the BPCA website as well.

We have a few other upcoming resiliency milestones. We are completing our capital plan and obtaining city approvals for our capital plan, which includes our resiliency projects, which we hope to have wrapped up sometime later this month. We will also be issuing an RFP for the design and engineering for the North Battery Park City resiliency project, likely sometime in November. We'll be then selecting -- we'll be issuing it in November, we won't be selecting it in November. We will follow our usual selection procurement process in order to get to a point of selection probably early in 2019. And then we'll be issuing the RFP for the Western Boundary resiliency project in the early part of 2019, probably around March.

So we've got a lot of exciting things coming up. And we hope that you'll tune in, and come to the meetings, and get involved, so that we can hear what you think about things. Thanks.

B.J. JONES: Okay. So we will allow a few minutes for resiliency feedback to see if you have any questions. In particular I think it would be good if you have any ideas that some of which you may have expressed in other meetings for Heather and Karen just to hear since they're here in the audience. So [SOUNDS LIKE: Marill], our senior supervisor in parks programming, will be doing the microphone honors.

MATTHEW: Good evening. First question would be, at a recent board meeting Martha Gallo raised the issue of the South End resiliency and the redesign of that pavilion, and asked how much flexibility was there, and to what extent could you go an extra couple of yards to accommodate the community's expressed will about not making the structure any larger than it has to be, and so on and so on. It sounded like the answer wasn't exactly no, but it wasn't quite yes. Is there any further thinking about what can be done to modify that aspect of the plan that many community leaders have objected to?

GWEN DAWSON: Well I think that as I mentioned in that board meeting, we -- our intention is to start this process, which is the detailed design and engineering, at a point. We have a baseline that we arrived at, at the end of the assessment project that we finished up this past year. And that doesn't mean that there won't be anything -- there won't be an openness to changing that. We will be looking at reassessing certain assumptions, reassessing certain ways of doing things. So there will be an open dialogue. There'll be an opportunity for open discussion about how the pavilion is situated, what the size of it is, and that'll be open for discussion.

MATTHEW: That's very positive. Thank you. At the same board meeting, Pam Frederick said that about two thirds of the upcoming bond round would go to resiliency. If the Authority has a rough idea of the total amount of money you're gonna raise in that round of funding, that would give us a rough idea of what the ballpark figure for resiliency is here. Do you know what that is? 'Cause we could just multiply by two thirds and then we know roughly what resiliency is earmarked. What's the overall bond raise gonna be, 100, 200?

B.J. JONES: I think the overall resiliency cost for all four phases is not quite -- is something just over \$250 million. It's about two thirds of our overall five year capital plan request. The bulk of it is for resiliency. But the whole plan.

MATTHEW: And then last question would be, not to paint you with this brush because you had very little to do with this, but a relatively simple project, the West Thames Street Bridge, has been delayed like beyond chronically, toxically. The budget has gone through the roof. I know that's not your project, but what's happened there doesn't inspire confidence, especially because this is a much bigger by orders of magnitude more complicated project. Are you confident that won't be the case here and why?

B.J. JONES: Yeah. I'll turn it over to Gwen in a moment just to adds some color to it. I would say overall that we are at the initial stages, and the final design and engineering of many of these projects isn't complete. So that's what really true cost estimates will have to be based on. But we have through our infrastructure study and also just in some initial conversations with our vendors and some cost estimation, have been trying to build up as good an estimate as possible and a conservative one at that. So that is our best estimate at this time. Anything else you'd add?

GWEN DAWSON: We are still continuing to work on our estimation, to make sure that we are as accurate as we can be at this stage, which is not very far along because a lot of what we have to find out going forward with our design and engineering is what's under the ground. Because what's under the ground will dictate a great deal of the expenditures, what we have to do in order to accommodate that. So there's all -- we build in a healthy contingency in our cost estimates to try to account for that. It's not a perfect system. But that's the means that we try to accommodate the unexpected.

Also, we feel very confident in our design team. And our design team, and the accuracy of their work, and the quality of their work, gives us a great deal of confidence in not only the cost estimates, but in the ability of a contractor to ultimately construct the project without significant delays and without significant cost overruns.

GEORGE TSUNIS: If I may, we have oversight. This is not a bureaucracy. I don't know who handled that project. But this isn't the City of New York. We're actually a very, very small Authority. And I sit on four public benefit corporations. I will tell you, the group of people that manage this are professionals. It's not a bureaucracy. They're highly competent. There's a couple of people on the board that build things for a living. I'm one of them. We're not gonna allow that to happen. So if we have to be at a construction trailer at 7:30 every morning to make sure, that in all reasonableness we should be counting on on-time and on budget. But I'm telling you, this is a very, very competent crew. And I understand your concern, but I have no expectations that's gonna happen, I promise you.

MATTHEW: [INAUDIBLE] the Authority's record of building things and getting 'em done on budget and on time, is actually very, very encouraging, certainly much more so than [INAUDIBLE] as a whole. So yeah, I think there's a lot of reason for optimism there. But it's just such a close to home example that it raises the question.

GEORGE TSUNIS: I'll just make two points. As Gwen said, we can't account for what is underground yet. That's an unknown. But in terms of we are such a small Authority, we manage a very, very sort of -- a big entity. But we're a very, very small Authority. There's not a lot of people at the office. It isn't a bureaucracy. When the senior staff meets, we can do it at your kitchen table. So we're very, very, very hands on. And I'm pretty confident you'll be pleased with it. But if not, you know, you'll come see all of us. We're gonna own it.

FEMALE: My question is an add on to Matthew's about resiliency. The question is, are we expecting that all of the funding for all of the resiliency activities in Battery Park City will be paid for by us, that there is no external funding that you anticipate that will be coming in from any other source?

B.J. JONES: Not that we wouldn't welcome outside funding, we don't anticipate any at this moment. The additional costs that would come from supporting this resiliency effort would be taken out of the excess revenues that go over to the city. So it's not -- there's not going to be an increase in pilot or ground rents to accommodate it. But right now there isn't any particular funding stream on the horizon.

FEMALE: I'd like to ask you how you're doing, if you're doing anything at all, in working with our neighbors to the north and to the south. And I'm referring to Hudson River Park people and to [INAUDIBLE] down in the Battery. What's going on there?

GWEN DAWSON: We are working very closely with the Battery. Actually we just had at the meeting last week, [SOUNDS LIKE: Worry] was at that meeting of our interagency

meeting. And we are making sure that we are coordinating with each other so that our project in the south, when it meets up with the city's project coming around from the east, does so in a suitable way and to the benefit of everybody concerned. And Wory is a very big supporter of our project. So that collaboration is ongoing and it is going very well.

We have met with Hudson River Park Trust about the north Battery Park project. That one wasn't as fleshed out when we met. We are actually in the process of scheduling another meeting with them before we issue our RFP, so that again we're working very closely with all of the neighboring properties, which will also include again city parks because there's a city park. There would be New York State DOT, city DOT. So there are a lot of parties that we wanna make sure that we are involving and that we're coordinating with.

FEMALE: Are they on the same timetable that you are? And do they have any funding?

GWEN DAWSON: It's difficult to know what their timetable is. They have not shared their timetable as far as the part that will be connecting to the South Battery Park City plan. I know that they have some funding available. I don't think they have the full funding set up yet. So I hesitate to speak for them.

FEMALE: Hi, okay, so first of all, acknowledging that you all are between a rock and a hard place with the funding, if we wanna get this done sooner rather than later, taking the money from a capital plan that you're asking for, and using the money that Battery Park City has in surplus, is a logical place to go. So get that, understood. But that said, as reassured as I am here, and you say, B.J., that you're not looking to raise the ground rents or the pilots or anything to pay for this, the reality is the way that it's structured just right now with the contracts that are in place are not affordable for the people, or not sustainably affordable for the people that live here. So that alone is not enough.

And so step one is, I don't know, what are you gonna do, throw the baby out with the bathwater, rob Peter to pay Paul? I don't know what the answer is. But I'd like to have more conversations about it. Because this is a very important issue and I'm not taking away from that. But perhaps even going forward there's gotta be some negotiations to say, when the money comes give us back some, get the Authority to pay it back. And then the other question that I was gonna ask you is, with not having the funding with the Battery and with the Hudson River Park Trust yet, whatever we build, are we gonna just be letting ourselves either open to have all damage coming in because they're not finished yet? Or are we gonna just cover ourselves off and make ourselves an island?

GWEN DAWSON: Well we want to make sure that whatever we build has some independent utility, it will offer protection until such time as there's something to connect to it. Which is why we have chosen the alignment that we have in both instances, so that we can go from a point of higher ground, create a barrier to reach another point of higher ground, so that when there's flooding the water doesn't simply go around it. And so we will be achieving protection both in the south, the north, the ball field, and the west, until such time as the connections are made. Once the connections are made, of course the

projection is even more, is even better. But we will achieve protection even with the various phases that we're doing. Each one of them will have its own independent utility.

FEMALE: I don't know, B.J., if you have an answer of the first question [INAUDIBLE]

B.J. JONES: Yeah. The first part of your question, I would say I don't argue with the point you're making. As our chairman has noted too, not just resiliency is important to us, but affordable housing is important to us. And I think you draw an interesting connection between both of them, frankly. And though it's not subject of today's presentation, it is on that list at the beginning of projects and approach to dealing with ground rents and the least term. And we are actively engaged on that front, the nature of the conversations with building owners and such. I can't talk about the details of it, which we've talked a little bit about. But I think you're right. And I think that we are taking that into consideration. I think your point about resiliency just adds further weight to that.

FEMALE: I don't think that they're mutually exclusive. And I don't think you can work on one without the other. Because whatever we do with bonding or whatever else is going to hamstring your options later for the ground rent choices. And whatever we do with the ground rent could possibly hamstring your choices for resiliency funding. So I think they really need to be done hand in hand. And I would urge whatever can be done to be brought to the forefront and be more transparent. And again, understanding that there's nondisclosure agreements and that the conversations at this point are private. But I think it's getting to the point where they need to be public and we need to all weigh in.

[APPLAUSE]

B.J. JONES: Thanks. Let's do just one more question on resiliency and then we'll move on to the next section.

JONATHAN JOHNSON: Hi, Jonathan Johnson. I'm a real estate broker down here. And I don't mean to beat a -- but I show houses and apartments all day long, and the first question is, the ground rent, the land lease, 2030, 2040, 2069. And people just walk away. And the prices have come down. I know the real estate prices in all of Manhattan have come down a little bit. But if you go to Tribeca and the West Village, they keep going up. And down here, we're the same type of neighborhood, but they keep going down because people are just scared of buying down here. So really before the resiliency, we really have to straighten it out or there's gonna be nobody living here because they can't afford to.

[APPLAUSE]

B.J. JONES: Thank you. Yeah. And yeah, just a word on that, we talked about this a few town hall meetings ago. I guess it was at the -- about a year ago. We are taking that ground rent issue seriously. We had a lot of homework to do at the beginning because just from a residential perspective we have 30 buildings with different leases, and different terms, and different reset dates. And so a lot of the team that you see here

tonight, including me, have been working very hard to get up to speed. And we've moved past that kind of getting up to speed phase into engaging the buildings. And we have been engaging with the buildings. And in some capacity all of them, with considerations for the timing of the different resets and how we developed this approach. So we are working very hard on it. We take it very seriously. And to Justine's point, we'd like to be more transparent and will be to the extent possible as we start making some headway that we can share. So thank you.

Okay. Another picture of Rocky. [LAUGHTER] While BMCC is here, our sociologist, we should do a psychology studio of what including egrets in PowerPoint presentations does. But so as I said at the outset, we have just completed a yearlong scientific study of the usage of Battery Park City parks. And we're joined here today by a great team from the Borough of Manhattan Community College, who really under the guidance of our project manager extraordinaire, Abby Ehrlich, really made this study happen. So we're going to do an experiment first with video. And then we'll be joined by Bill, and Robin, and Michelle, and [INAUDIBLE], in a moment. Let's see how this goes.

[technical difficulties]

What we're trying to show you is -- a year ago at the beginning of this study, the BMCC did a nice video synopsis of the project. And it actually does a nice job of summarizing what it's all about. But we can reenact it for you if it doesn't load in another minute. If you wanna know what I worry about before a community meeting, it's this moment. So we'll send out the link to show you the video.

In the meantime, we'll dive into it. It's nice because it tells the story that we were gonna tell, but with music, and film editing, and stuff. So no background music. But if the team could join us. Everybody, welcome the BMCC team. I'm going to turn the mic over. And you just tell me when you want me to click, and I'll click. How's that? Please introduce yourselves.

**BILL KORNBLUM:** Hi, I'm Bill Kornblum. I'm emeritus professor of sociology at the CUNY Graduate Center. And these two wonderful experts were once my students. So when B.J. and Abby came to me and asked if we could do some research here at Battery Park City, I said, I'm retired, I'll do a little bit, but these are the workhorses, Michelle Ronda and Robin Isserles.

**MICHELLE RONDA:** Thank you, Bill. Thank you. I wanna thank the Battery Park City Authority, deeply thank Abby, B.J., Eric, Nick, for being really outstanding colleagues, for their thoughtfulness, for their dedication, for their intelligence, and for actually helping us to make a better product by being so insightful about this place, for caring so deeply about their work and the people who live here, but also the public mission of the Battery Park City. Really it's a beautiful -- it was a beautiful experience. I also wanna thank Robin for being an outstanding co-investigator. I don't think there are any research assistants here today, are there? I don't know if we missed anyone. I do recognize some folks that we've spoken though, so that's kind of exciting.

So in essence we were trying to answer some questions on behalf of the Battery Park City Authority. How many people use the public spaces here? When do they use them? Who is using the public spaces and why? And then we also wanted to get some insight because there are so many stakeholders, so many people who care deeply about this place. And in our methodology, we were approaching people randomly, which doesn't mean just haphazardly, but rather strategically to include people by chance so that we're not biasing our sample. But because of that it meant that sometime people might want to participate who are unable to, because they were not part of our randomized methodology. So to counter that we also did some focus groups with stakeholders. And we'll tell you more about that.

We developed three instruments in order to proceed to gather data to help answer these questions. We in essence divided Battery Park City into 12 locations. They sort of matched the geography of parks and other public open spaces. But we also wanted to be able to manage those spaces well because we were gonna be on the ground doing counts. So we created some count recording sheets, we created contact surveys, so that we could gather information from people who we approached to participate but declined to participate, and then a survey, a user survey, designed to gather as much information as possible in a short a time as possible from public park and public space users here in Battery Park City.

And as I said, our surveys were capturing valuable data, but we wanted to get a little more in depth, so that's why we also did some focus groups. Furthermore we analyzed census data, American community survey data, about the census tracts, the two census tracts, north and south of Battery Park City. And that's available in our full report. We have -- do you have yours? No, I left mine over there. There it is. We brought with us a 10 page executive summary which highlights our top findings from our work this past year. But the full report is about 130 pages. We did not make copies of that. But it will be available online shortly.

I also wanted to tell you that we hired and trained a total of 43 research assistants from July, 2017, to May, 2018. Five of those students -- I mean five of those researchers were Battery Park City Authority interns. Some are interns, which was great. Nine were students in Robin's capstone course. And the remainder were CUNY students. And Bill told you that I was his student. I was his student as an undergraduate. And if not for Bill Kornblum, I might never have discovered that this was a path I could pursue as a career. I went to Queens College as an undergraduate. So I cannot tell you how satisfying it was professionally and personally to be able to pass along the privileges that I've gathered by training with someone as sharp and amazing as Bill to our students. And Robin and I shared the gratitude with Abby that we were able to provide these opportunities to BMCC students.

The students were trained in the methodology. They trained in collecting data. And they also learned how to use statistical software to enter data and analyze it. Let me just say as a note, I'm gonna say over and over again, visitors and users. And I just wanna clarify

that when we approached people in public space, we did not know if they were residents or not. So in essence to us, in some sense everyone in the public spaces was a visitor. And it was only upon interacting with them more closely that we discovered if they were residents or not. And also when I talk about parks, we mean both parks and open spaces here at Battery Park City. In terms of data analysis, I also wanted to acknowledge our colleague from BMCC, Professor Ilir Disha who's here. Thank you, Ilir. His assistance in our data analysis was invaluable.

So what did we find? Well we found that about 468,000 people are using the public spaces over the course of a year. And to supplement that we looked at people who are also regularly here, like employees of local businesses, people who are visitors to the Museum of Jewish Heritage, the number of residents of course, people who visit local schools regularly, and a conservative estimate of ferry users who use this particular terminal. And when we get to accumulate those numbers it comes to about 690,000 people regularly using the parks and open spaces.

In our full report online we also included some numbers of people using BPC ball fields, people who are coming to programs regularly. And when we accumulate all those numbers, then we get to about a million people visiting Battery Park City every year. In terms of the usage of public space, 45 percent of the people we encountered are non-residents, 36 percent residents. And then you see some regular visitors who work here and also people who commute regularly. To give you a different sense of the flow of people, we used our counts to estimate the average number of people in public space on any given day by location. So you see Rockefeller Park at 853, had the highest average number of users. Of course a walk through here would tell you a little bit about this, but it's interesting to see the flow from Rockefeller Park, North Cove, Lilly Pool, to Plaza, South Esplanade, with Rector Park at 37 people on average on any given day in Battery Park City.

We asked many questions, so I'm only gonna give you a small sample of the answers we discovered. But we asked people how often they visit Battery Park City parks. And fully a quarter of the people our research assistants encountered were here for the very first time. And people come both from the New York City metro area, but also more locally. But interestingly, more people are coming from a little bit further out than quite proximate to Battery Park City. And 4 out of 10 people that we surveyed visit this place every day, residents more likely to say so than non-residents.

One of the reasons we use contact surveys in the kind of research that we did, is to be able to capture information from people who we know are here, but who don't wanna talk to us. So we're gonna take advantage of that opportunity, being good social scientists. So these findings reflect not only the people we surveyed, but the people we encountered who said, no thank you, I don't wanna participate. So people come here in a very social way. Most people came in a group. 62.5 percent of people were here in a group. Lots of dogs. I was thinking of this when you mentioned it. 3 out of 10 people arrive with a dog. And about 12 percent of people are on a bike. And then we had people either report to us

or research assistants report that they perceived that someone had a physical disability, which included mobility, vision, or hearing.

What do people do? We asked people, what did you do today in Battery Park City parks? People come here to passively enjoy the open space. But almost the same amount come to exercise actively, to go to the playground, to walk, to bike, to run. People also come of course to enjoy what the nature and outdoors as to offer. People come to walk their dogs or go to the dog run. And then people are also often commuting.

We asked people to name their favorite place in Battery Park City. And most people could not name just one. And many people had very specific places that are their favorites. But the Esplanade and views of the Hudson were the most popular response. And 6 percent of people said all Battery Park City parks, the whole place is their favorite. But we also asked people what are your least favorite things about this place. And the highest percentage of people couldn't come up with something. They either did not have one or said, I like everything about this place, or I love everything about this place.

However, people have dislikes. We're New Yorkers, we all have dislikes. And so people based dislikes are the number one of the dislikes, which means people who are smoking, people who are on bicycles but perhaps not mindful of their neighbors and pedestrians, people who are -- the crowds came up a lot, feeling a sense that you've heard me say a million people in this place over the course of a year. So the crowds were another what we called people based dislike. Then concerns regarding amenities. So either people perceived not enough public restrooms, unable to find the public restroom, which I saw you addressing through the signage, questions of signage. Perhaps those things are related. But also people complaining about access to Wi-Fi. That was another popular dislike.

And then animal based, we included two groups in there. There are the people who are really upset about the behavior of certain -- usually canines, although the ducks got a lot of grief in our study, the ducks and the pigeons. But then there are a group of people who are deeply concerned that their dogs are not perhaps welcomed with as open arms as they wish. So it was interesting to see the animal based dislike on both sides. But that was another common issue. Robin is gonna tell you a little bit more about some more in depth findings from our focus groups.

ROBIN ISSERLES: So good evening, everyone. Thank you for inviting us. During March of 2018 we conducted focus groups, small focus groups, about two hours each. We recruited people through the Battery Park City offices, the community center, Asphalt Green, we had signs up. We had an email for people to email, and we figured out the best times and locations. Some were conducted here. I do see some familiar faces, so thanks for being here. And we learned a lot. This was a great opportunity to really get some more insight from people who live and visit the parks.

We had of the 34 participants, most were Battery Park residents. 85 percent live in Battery Park City. And they did so for an average of 17 years. So for the most part we

spoke to longer term residents, which was really very important. One third of the participants were male. And about 71 percent identified their race as white. And overall as you can see, most of the participants were very satisfied with the programs offered through BPCA. We heard from a lot of parents who spoke very highly of watching their kids grow from young to older, with so many different programs, and changing with their age group. So there was some really great feedback on that.

Some of the things that they were looking for include more intergenerational programming, to bring together some of the more senior residents with some of the younger folks, which we thought was a -- and that came up quite a few times. People really enjoy the events here and are looking to see some more examples, poetry readings perhaps, some different concerts. We even heard a few people who were interested in block party style cookouts. So we give you what they reported to us.

Similar to some of the things that they would like to -- or have some issues about, definitely more signs. We heard that consistently, more signs in languages other than English for some of our tourists. But also more restroom signs, more signs delineating bike lines and walk paths, which were also really important. So it was a great opportunity for us to really spend some time with Battery Park City residents. And for those of you who were a part of it, we thank you for that. So B.J., this I think is the last slide. Thank you.

So this was the summary of findings. And I think we brought enough copies for everyone. So we encourage everyone to take some home. But just so you know, the full report is more than 130 pages. And it will be available shortly on the BPCA website I think later on in the week. Soon. And so the full report contains our methods, the full detail of the contact surveys that Michelle talked about, the user survey findings, more detail about the focus groups, descriptions of some of our limitations, some of the things that we confronted 'cause researchers always confront limitations and challenges, suggestions for some future research, as well as the census track analysis that we did as well. So thank you again. Thank you to Abby, to Nick, to B.J., to Eric, and everyone who really were incredible partners in this. And we appreciate it.

[APPLAUSE]

B.J. JONES: Thank you. I hope we'll announce it tomorrow, I hope you will check out the report. If you need help getting to the link, let Nick Sbordone know. I'll say as we're still pouring through the study, and have already found it helpful, I think that what we're seeing justifies a lot of what we're investing in. But also I think that you'll find that a lot of the feedback we've been getting from you in these meetings have also been scientifically justified by doing these samples and these focus groups. And so I think it's actually helpful to all of us in this room.

So just a few minutes for questions. Anybody have some user study data questions? So then you'll have to read the report and there'll be a quiz at the next community meeting. Thanks again. Abby Ehrlich is putting copies of the executive summary up front. So

you're welcome to grab one on your way out. And again, thank you very much to this great team. It was really a pleasure working with you and getting your students into Battery Park City. Yeah, that was great. Thank you.

[APPLAUSE]

B.J. JONES: Okay. It's time for our next act. So as I said at the outset, at our last community meeting during the general questions and answers session, at the end there were a lot of -- there were a number of questions about the parks and what direction are we going in in the parks. And it was fortuitous because Bruno and I had been having that conversation that very day, I think. And since then he's been busy working with his team, not just on their day job in maintenance and horticulture, but also starting to lay out a plan for the future. And so Bruno is gonna walk you through some of that. And then for this feedback session after it, we welcome again just some of your thoughts or also what you'd like to see. So without further ado, our director of parks operations, Bruno Pomponio.

BRUNO POMPONIO: Good evening, everyone. Again my name is Bruno Pomponio and I am the director of park operations. I've had the good fortune of being with this organization for actually just starting my 22nd year with the Authority. And I know what many of you may be thinking, that I singlehandedly make this all happen, that I'm the one that makes it all happen. But it's far from the truth. This is parks operations. This is the dedicated, diverse, professional group of men and women that make parks operations.

With that, I have a group of staff with me today that help me manage the staff on the day to day operations. Now park operations is a seven day a week operation. We're here during the height of the season, from 7:30 in the morning till 9:00. And the height of season is May through October. And just these are the people that you see in the parks day to day. And I want to introduce a few of the staff.

So I have Rob Maggi, our director of maintenance. I have Anne O'Neill, our director of horticulture. I have Steven Arceo [SP], assistant director of maintenance. Kem Singh, assistant director of maintenance. And we have David Wallace, who's our associate director of maintenance. And we can give him an extra hand. He's getting married on the 20th of October.

[APPLAUSE]

BRUNO POMPONIO: And somewhere is Ryan O'Neill, who's our assistant director. They're an amazing staff and we all work hard together to make the parks look like what they do today. And while we were putting this presentation together, we realized that 40 percent of the staff who work with parks operation have been here for at least 10 years, if not more. So I thought we'd take just a minute to highlight those staff. So here we have staff that are here for 10 years plus. And now 20 years plus. Notice I'm in that one. And we even staff that are here 25 years or more. So we have a dedicated staff that love their job here.

So a couple of did you know facts. The operational staff, they empty the trash cans here three times a day during the height of the season. We have more than 300 trash cans throughout Battery Park City. We have composted nearly 20,000 pounds of food waste this year alone.

[APPLAUSE]

BRUNO POMPONIO: We have over 1,000 light poles throughout Battery Park City. And there are three dog runs in Battery Park City to accommodate over the 1,000 dogs that reside in Battery Park City. So I thought that's pretty impressive too. So we've been asked on a number of occasions, and so have a lot of the staff in the field have been asked, how the transition and how change in leadership have changed park operation. And I clicked too soon 'cause I was supposed to go to this next, but it's okay. So our mission statement remains the same. We are here to manage, maintain, operate, repair, and preserve the parks of Battery Park City in a world class condition. And we do that. I've never been asked to reduce staff. I've never been asked to reduce services. I've only been asked to manage my budget responsibly. And we continue to do that.

Part of some of the things we do, we continue to be environmentally responsible. We would like to be cutting edge. We wanna be pioneers in some fields. We want to increase our resiliency, continue to be sustainable. Some of the signature pieces that the staff in parks operation are responsible for, and these are our signature benches, we have the Londino benches, we have the World's Fair benches, hoop rails, the light poles which are B poles, and the hex pavers. We also have our well-maintained gardens. And we continue to be sustainable, environmentally friendly. We continue to do our community compost drop off. We now do it in two locations. There's one in the north and one in the south.

And this is some of our staff in action. So we have staff that are painting some of the seawall railing. We have staff in our atrium just getting ready for the day, loading their vehicles. Staff working on benches. We partner with other agencies. In this example it's department of sanitation with the compactor program. We have staff working in our nursery. And we have that respond to just about every emergency that comes up, from 9/11, to Hurricane Sandy, to several blackouts that we've had, and just about every snowstorm that I could remember over the last 22 years, the parks operation staff has responded to.

So some of our successes, now here is the eastern border. There was a time that the eastern border was maintained by a different organization. And today we took it over in about 2016. And it kind of shows you before and after picture. The before is on the left and the after is on the right. [LAUGHTER] This is Belvedere Plaza, also before and after. And then also Pier A, there's the before and after.

Now we're up to the Esplanade, which is a little bit more challenging. The Esplanade is an area that has planting beds that are the oldest. The Esplanade was one of the first parks that was built in Battery Park City. Gardens have not been renovated since they've been

completed. And there needs to be a better horticultural message throughout the Esplanade. And just a quick -- I think a lot of people do understand, but the Esplanade is on a cantilever. And it's virtually a big planting bed really. There's not much depth because you go so many feet down and there's water beneath it. So what grows only has the ability to sustain so long. And some of the plantings and some of the trees have been there for almost 30 years.

So what we'd like to do in the future is revisit it, maybe in partnership with the community, and talking about what our needs may be going forward. But to create a cohesive and beautiful planting area, to create a sustainable place, and to address some of the bare spots that we know are there, and to focus on a resilient and more native plantings in those areas.

So our continued -- our overall goals is to continue to maintain parks in the quality standards that the community is used to, to highlight the staff's contributions, to maintain involvement with the community, to continue our organic practices, and to incorporate innovative ideas into parks operation. And several things that we've done, we've been working with dry ice to combat rodents in the planting beds. We want to convert -- we're looking to convert some of our light bulbs to LEDs. We were also thinking about -- we're taking our organization and we've started to implement a zero waste initiative so that our organization becomes conscious about their waste.

We're also looking into something, dog waste composting, which has been used in different areas. Doesn't sound popular, but it has worked. And there's enough of it. If you think about 1,000 dogs a day that potentially go out two maybe three times a day with their little plastic baggies, you can imagine how much we can take out of the landfills. And also we're again working with the community, we're thinking about hanging planter baskets throughout Battery Park City. So really thinking about some nice ideas going forward.

One of the things, we're incorporating several softwares. One of them is a GIS system to track our trees through Battery Park City. And we started it this year. And hopefully by the end of 2018 we will have all of the trees at least mapped and the species identified. We're also working a tool called Managers Plus, which we implemented this year. And this is to help our operations staff track what they're doing out in the field. And the best case with what we started with was all the light bulbs in Battery Park City. And on the light bulbs we have put these tags on with a bar code. And what happens is, when the electrician goes out and works on it, he's able to scan it, input the work that he's done, and track the history of that light bulb, so that we can identify future problems or prevent problems. We'll be more proactive on repairs.

Just one more thing I wanted to mention, we were also working with Allied Universal and they have an [INAUDIBLE] software, that when their staff are working through the park and they identify something that needs to be looked after, they send us a report through that software. So we're getting all these different pieces that when we put 'em together give us the ability to really be on top of our repairs. And with all the hard work

the staff have been doing and with the native planting that we've been incorporating into the planting beds, we're seeing a lot of new neighbors. And I think it's pretty exciting. And that's about it. Thank you.

[APPLAUSE]

B.J. JONES: Thank you, Bruno. And so Bruno has been working really hard with the team you see here, as well as the rest of the team back at the office, really trying to flesh this plan out. And this is an important first step in that, identifying the strengths of this place, and this group, and building on that, and then moving from there. And so what Bruno and I wanted to do for this feedback session was just to hear more what your thoughts are, things for the parks operations team to keep in mind as they start putting details to this plan. So Marill, you're on.

FEMALE: I think I heard you say that the community can bring you compost. Did I hear that?

BRUNO POMPONIO: Yes.

FEMALE: I didn't know that. That's great. Could you get more information out about that, either tonight and also public --

BRUNO POMPONIO: Sure. We do have flyers and maybe we can get them over to some of the buildings.

FEMALE: Good. Where do we bring it?

BRUNO POMPONIO: Well you could bring it to 75 Battery. And we also have a place by 41 River Terrace.

FEMALE: I just wanna say to you [INAUDIBLE] take care of this garden, I've said to people all over, I would put this garden up against any of the beautiful gardens, Bronx Park, anyplace, Brooklyn, because when I walk around and see all these beautiful flowers, I know that you people are doing an absolutely marvelous job.

BRUNO POMPONIO: Thank you for that.

[APPLAUSE]

FEMALE: Two questions. Where exactly are the compost? You said 75 Battery Place? And what do we do? What do we bring 'em in?

BRUNO POMPONIO: There's a bin there.

FEMALE: No, what do I carry it? Like I carry a plastic bag? That seems --

BRUNO POMPONIO: Unfortunately that's -- either that you or you can carry a little plastic bucket and just drop it into the bucket that we have --

FEMALE: And you want the plastic too?

BRUNO POMPONIO: I don't want the plastic.

[talking over each other]

FEMALE: I'm trying to figure it out. My daughter does a lot of composting and she goes far away to do it. So it'd be nice to know where it's close. But second question is, flowering plants and stuff which was referred to, what is indigenous here? 'Cause this past summer there hasn't been that much flowering plants, at least not all through the Esplanade. I see them when I run in the north neighborhood and then also down by the Jewish Museum. There's stuff there, there's those two gardens. But the bulk of it, there's a lot of bare spots, and you kind of addressed partly why, because it's old planting beds. But what's supposed to be here as indigenous and how are we gonna correct the bald spots, whatever?

BRUNO POMPONIO: Well, I'm gonna have Anne O'Neill, our director of horticulture speak on that one. Anne?

B.J. JONES: Come on down, Anne,

ANNE O'NEILL: First we are transferring gradually and I think pretty well over to much more native planting than we did have. We're heavy on flowering. As you know, we have three to four varieties of asclepias which is the butterfly plant, which has brought so many monarchs that there's actually flocks of them fluttering everywhere. But I hope everybody who is out in the parks and was in this survey actually noticed how much we are doing that's a little bit better. We're getting far more migrant birds coming through. We're getting even within the monarchs, we're not just getting monarchs, we're getting the monarchs that are laying eggs, that are having baby caterpillars, that are going to chrysalis stage, that are emerging again. And we're actually having adult butterflies come out again within the same generations. So we're having multiple generations, the first time ever in this area.

So we're providing a really strong base of a way to move forward as nature in the city within our community. We're providing a much better migratory path for birds and bees. And there is an interconnection between flora and fauna. A lot of our fauna need our native flora, which is why we are going to all our new plantings having approximately 85 percent native. They won't always be the same as what the aesthetic of an older generation is. In my opinion, and I know I'm biased, I find more beauty in the smaller things, the jewels. I find more beauty in form. And I find more beauty in the capacity to have complexity. So I don't need everything to be a bed of impatiens. I'm not interested. And if you want that, we'll have some of it. We will have our ice cream, we will have our candy, we will have our continuation of some very beautiful fluff gardens.

But the core of where we're going will be like on West Side Highway, where we have as you noticed built complexity, where we have native shrubs, like several varieties of hydrangea, quercifolias, [SOUNDS LIKE: yanabellas], several other forms that are native to the northeast. They're not native to California. They're native here. They're the plants that will give shelter. We have planted 15 eastern red cedar, which are actually juniper virginiana, in one area alone. They're giving winter interest in the Rockefeller gardens, if you have noticed that the beds are flowing better. We're trying to go back to the original design intent of [INAUDIBLE] and obviously the design intent is being supplemented with modern interesting native plants that provide shelter, provide home, provide sustenance, even for cedar waxwings which are now back in our parks. We're getting more complexity.

On the Esplanade, which was the core of the questioning, we are already transitioning to more woodland planting, partially because of the fact that we have big trees. One of our issues that there are aging plantings there, was that it became crowded and untidy, and very much not native plantings, because the trees were too big. We had planted plants that like sunlight in the dark, and most of them were exotics. So we've already made a transition towards more grasses that are tolerant of some shade. And we're going to make changes I know in the trees, and then we'll transition back towards more color. For now we're having form, shape, and I think there will be bloom through each season. Maybe not what some of our older people are used to, like me. But actually there will be, if you talk to younger neighbors, you're going to see an understanding of that aesthetic. If you go to the High Line, even though that's not woodland, that's all so full sun plantings.

But I think where you need to go for a comparison of where we need to be in the short to medium term is places like the native plant garden in Brooklyn. You need to look at gardens that have again a complexity within woodland settings. We're going to have more evergreens, we're going to have more structure, we're going to have a carpet of grasses. We've brought in already flowering plants. You'll see a huge increase next year. And a lot of those bare patches are already being finished except for the pathways we've made through. We're not stepping on our plants anymore. We're not breaking them. We're walking through in a logical passion.

So what I'm hoping is that you see that we've replaced irrigation, we've put in some structural shrubs, almost all native, but a couple of exceptions for color, and a whole under story of native grasses that tolerate shade. We've put in about 2,000 flowering perennials, all native. And what I think you will go to see is that our gardens are going to be places, already like this year we've had botanic garden tours that have come and said it looks wonderful. But they're seeing potential because they're like me. We're plant nerds. And you actually have in the Esplanade, you have a landscape architect. We are lucky. We have a landscape architect who understands form and place, and is avid about native plantings.

So what we are bringing I think is a way to manage a space that's challenging in a very innovative and new way. And as we manage to make changes to our problems, which are

somewhat over mature trees, we're going to have new opportunities to even be more complex.

B.J. JONES: Thank you, Anne,

BRUNO POMPONIO: Thank you, Anne.

[APPLAUSE]

B.J. JONES: Matt has a question in the front. Oh, Therese, sorry.

THERESE: Pardon me. I wasn't able to hear everything you said very well, Anne. So maybe I'm being redundant. Bruno, a question, it seems to me some time ago, a few years, that there was discussion about the Linden trees on the Esplanade being particular vulnerable because of their age, and because of the shallow planting, and because of the kind of tree they are. Do I remember that correctly? And if so, what's the prognosis for them? Because there was some feeling at the time that they might largely or all have to be replaced, as I recall.

BRUNO POMPONIO: Well there is concerns and you were right about the conversation that happened two years ago. And there is a plan to actually try and go back and transplant or remove those plants to put a plant that's more -- that will hold up better in that environment. Ryan, can I ask -- Ryan Torres, she's got --

RYAN TORRES: Yeah, the Esplanade. It's an aging evolving planter box, like Bruno said. So there's a lot of decisions that I think need to be made. So we're looking into some of those things. We're working with outside contractors to assess those trees. And I think based on those findings is when we'll be able to make decisions.

BRUNO POMPONIO: And it's something that we were predicting that -- it's nothing that's gonna happen overnight. It's something that's gonna take maybe several seasons to get through.

THERESE: But it's gonna be a very big deal 'cause there are a lot of them.

BRUNO POMPONIO: It's gonna be a very big deal. Absolutely.

THERESE: [INAUDIBLE] the other problem of course is that when Sandy came ashore, it decimated some of the tree stock. There was a beautiful [INAUDIBLE] down at Battery Place, the Esplanade and 3rd, and it died. So there was all kinds of considerations besides the fact of what has been loved for so many years.

B.J. JONES: We have time for one more question, just so I can get to our community and security update. Matt?

MATT: Thank you. You answered one of the questions I was going to ask, several seasons for implementation on the Esplanade. At the completion of that process, do you anticipate that all the bald spots we see now that have been there actually for several years will be gone?

BOB POMPONIO: I believe they will definitely look better. And it will definitely be gone over time. It's not something that all of a sudden we're gonna plant and it's gonna be changed. But there is a bigger plan I envision. And B.J. and I have had this conversation. 'Cause there's a lot happening there with the trees, there's a lot happening with structures. So yes --

MATT: When you complete the tree census, are you gonna publish the results of that? That's really interesting.

BOB POMPONIO: Um --

B.J. JONES: Sure.

MATT: The reason I ask is, would you be willing to consider convening a group, like the bicycle working group, to at least notify the community before you decide to cut down this tree, that tree, and the tree at the next corner, so people know and maybe if they object could ask for an alternative --

BOB POMPONIO: I don't see why not. I mean, look, we're not gonna just go in and rip out all these trees just haphazardly. We're gonna go in, we're gonna identify if there are problem areas, and we're gonna have consultants come in and help us identify what the needs are.

MATT: Last question on this would be, maybe a year ago, maybe a little bit less, I asked at one of these meetings about those God awful chicken wire barriers you have instead of the -- when do they go? 'Cause they were temporary to begin with and it's a year plus --

BOB POMPONIO: They were temporary to begin with. And they're helping us keep those trees in better shape just because of the traffic that goes through there.

MATT: But can we get the wrought iron hoop barriers --

BOB POMPONIO: And that's the intent for the longer picture. That whole middle island of trees and planting, my ideas it to get rid of a lot of the -- even the cobbles, create more planting in there, more hoop rails around the trees, more hoop rails around -- and make it a more desirable space, instead of this cobble --

MATT: Is there a timeline for the chicken wire going away?

BOB POMPONIO: And definitely the chicken wire was just -- it's still a temporary, but -  
-

B.J. JONES: As soon as humanly possible.

BOB POMPONIO: Yeah, like not temporary next month, maybe temporary in a year we'll get rid of them.

B.J. JONES: Okay. Thank you. And thank you, Bruno. And thank you to the whole parks operations team.

[APPLAUSE]

B.J. JONES: Yeah. I don't think we highlight their work enough. And as you can see it's really worth showing off. So thank you. Okay. So next we're gonna move to our final chapter, final picture of Rocky. Our community updates, we're gonna talk about a few things. I'd like to -- for those of you who were here at the last meeting, you remember that we announced NYPD's new neighborhood coordination program, and where we have two sectors, two officers each, who are a direct point of contact for us here in Battery Park City and are really getting to know the neighborhood. We are joined by one of them tonight. [INAUDIBLE] is here. Say hello.

[APPLAUSE]

B.J. JONES: I'm sorry, I don't have their contact slide up. Nick has their contact information. And you can vouch for this, but you have their cell phone number available, and they're in the neighborhood. Anything else you wanna add since the last time you were here?

OFFICER: Real quick, we had our build a block meeting on the 12th of this month. Actually September. We answered a bunch of questions. You guys were all here. I wish more you guys had been there though. Either way I'll give you a quick update for some of the emails I got over since April. 21 South End Avenue, where there was Club Hudson or whatever, we went in there with vice, arrested someone for selling alcohol illegally, wrote I think 23 summons, and now it's in civil enforcement's hands. So we have like --

[APPLAUSE]

OFFICER: Once that ball gets rolling, the way it was explained to us by the lawyer, Mr. Gluck [SP], the city wants them to rectify any problems they have. And since then the complaints went down to nothing. People said things were happening inside. We went over there, it was just people inside of it, which isn't a crime obviously. So we'll let you know that the ball's rolling on that.

Battery Park in general with the vendors, we did an operation the first of this month. We wrote summons, we arrested a guy, Officer Riddick [SP] and I, who was wanted on a sex offender forcible touching. We grabbed him for special victims. We're gonna do another

operation on Thursday. So if you're bored, come down around noon, and you'll me writing summons.

B.J. JONES: I might come.

OFFICER: But real quick about that, the city of New York changed a lot of their laws and what they consider a crime or even arrestable offense. And Sergeant Feldman's team, he's a constant down at Staten Island Ferry Terminal and the park. I arrested someone and those cases were DP'd, or the district attorney's office declined to prosecute. So Sergeant Feldman went down there saying this isn't right, you guys have been prosecuting this for months and months and months, what's the issue? Evidently they dropped the ball. So hopefully they're back to prosecuting these guys when they step completely out of line, for the aggressive ticket selling.

But I don't want you to get your hopes up and think that these guys are gonna get 10 years once we grab 'em. These are at the violation level or it's -- the term is like unclassified misdemeanor. And they make it that way as like a catch all. But there's not really much of a penalty behind that. But either way a fine. We're still working on that. We're working on the boats. And I spoke to Ms. Braverman who came down to the precinct today as a matter of fact, and explained to her in further detail. When these boats, where the most problems come from, comes out of New Jersey. We obviously can't enforce laws in New Jersey. So we're running into trouble with that. But we're not stopping, we're just still working on it. So more likely than not it's gonna become a civil issue and not a criminal issue where we just arrest everybody and call it a day.

Recently on the 27th a woman walked into the precinct while she was babysitting. And she said that a man came and snatched a chain off her neck, ran southbound on Battery Place, and made a left on 3rd Place. I went out to 99 Battery Place and even the grocery store at 77 Battery Place, and got video of the guy who I think did it. He's literally the only guy in the hour running up and down the street. So I'm working with detective squad today actually just before I got here. And we gotta snip it out and hopefully we can get a wanted poster for him. But I don't once again don't want to get your hopes up where it's gonna be shot out tomorrow. She has to be interviewed, see if this is the guy. Guy did it from behind her back, she couldn't see it. So just want you to be aware, think safely. This happened in the middle of the day though, around 3:48 p.m. This was in the middle of the day. Someone's out. Just be aware of your surroundings. That's all I got for the state of sector boy.

B.J. JONES: Okay. Thank you very much. And again as we said, I think it's worth a round of applause for sure.

[APPLAUSE]

B.J. JONES: Let's do questions at -- well no, go ahead, that's fine. Yeah.

FEMALE: Officer, I live on South End Avenue in the cul de sac. There are constantly tour buses parked there, parked there for hours. School buses also parked there for hours, running the engines right under my window --

OFFICER: [INAUDIBLE] the Jewish Museum or further actually --

FEMALE: At the very end, at the South Cove, right near 3rd Place. And I think if you had an officer there and gave some tickets out, it would stop.

OFFICER: Real quick, what time of day approximately?

FEMALE: Any time of day.

FEMALE: [INAUDIBLE] buses that had backed into there. Did you see the tour buses backing into the park?

[talking over each other]

FEMALE: There were two of them. And they block the whole cul de sac. They were there for a couple of hours. So I think it might be a good place to get --

OFFICER: I have nothing better to do but enforce laws tomorrow.

FEMALE: There you go. [LAUGHTER]

FEMALE: And there's school buses idling all the time. It's like they look and go, here's a spot. And yesterday [INAUDIBLE] making U-turns on South End Avenue and West Thames. They're making U-turns in the middle --

OFFICER: [INAUDIBLE] stop sign on 3rd Place which, by the way, I gotta email someone about a stop sign on 3rd Place [INAUDIBLE] where they're blowing it. And I sat there [INAUDIBLE] blowing stop signs. So I'm working with DOT to get a stop line made, which is tough because it's city of New York [INAUDIBLE] we have a traffic safety position. And they've been notified. My sergeant, he notified [INAUDIBLE] went to zero at one point for the chronics, which is like five in one location. This last week was down to zero. We got two more spots again [INAUDIBLE] which is the other half of the sector. And you got [INAUDIBLE]. And then we have vendors [INAUDIBLE]. So the sector team, it's not just me and Officer Riddick, who's in Germany celebrating Oktoberfest [INAUDIBLE]

FEMALE: I hope he's not drinking beer. [LAUGHTER] The second thing, officer, is the buses also park in the bus stops. And many times I have to stand in the street, as do other residents, to get on the bus. You actually have to flag them down, but you're in the middle of the street. And I think that's another situation you should ticket heavily. They should not be in the bus stops. And thank you for your service.

FEMALE: And they idle. They idle.

OFFICER: I'll be there tomorrow.

FEMALE: I love living in this neighborhood. There's no question. But I've had a very frustrating summer. I've called, emailed the Authority, Allied, our local representatives, 311, the mayor's office. I spoke to Nick, he called me back. On the meridian [sic], Little West Street, there are a group of people who sleep on the benches. Now I feel very badly, they have nowhere else to go. But it is becoming dangerous. Early in the morning I was on my way to work. And there was a man disrobing down to his underwear. I think many of these people were just sick of listening to me all summer. But it happens, it's happened last summer, but --

OFFICER: [INAUDIBLE] you said it was on your way to work, so I assume it's in the morning?

FEMALE: It's all night. I mean if you come home late. So my suggestion to Allied was someone needs to patrol during the night. And then we go through, could you take a picture? No, I'm not taking a picture of anyone. I'm not doing that. What time could I call then? You know, it's all night.

OFFICER: What I'm gonna do, 'cause I'm obviously not here every hour of the day, but my second teams are really good. The midnight team just grab guys [INAUDIBLE] on the other side [INAUDIBLE] those guys are up constantly. What I can do is have them do what's called directed patrol. And they go there, get out of their car, and walk along there. What my partner and I have done with the adjoining sector, which covers Pace [INAUDIBLE]

FEMALE: And that's what -- right. These people need a decent place to sleep at night.

OFFICER: So that's between 3rd Place [INAUDIBLE]

FEMALE: The meridian. Right where [INAUDIBLE] all the way down, right down to -- no, no, no. It's Little West Street, is what it is. It's right before you cross West Street. The meridian where the flowers are, that Bruno was talking about, that's --

OFFICER: [INAUDIBLE]

FEMALE: I'm telling you, I'm surprised it didn't happen already. Something dangerous is gonna happen there.

OFFICER: I'll be there tomorrow. Battery Park is my mission tomorrow.

FEMALE: I can't thank you enough [INAUDIBLE]

B.J. JONES: Okay. Thank you. Maryanne?

MARYANNE: I just wanna be sure everyone knows there's a resource that you can use. It is the Battery Park Seniors website. And you're all welcome to go to it. We have posted the contact information for the four neighborhood police officers, two for the north, two for the south of Battery Park City. So you can see their phone numbers, their email address. You can send messages to them and reach out right away. Now I did that one morning when there was a car alarm going, and going, and going, and not stopping. And of course as soon as I got someone who said he'd come check it, the alarm just stopped. But definitely don't hesitate to look at the Battery Park Seniors website. We have various resources there that anybody might make use of.

B.J. JONES: Thank you, Maryanne. And before you go, I wanted to call up Supervisors Fernando Colon [SP] and Rodeon Peters [SP] to the front, please. So we have again found this NYPD neighborhood coordination program a great asset to this community. If you do not have their contact information, you've seen how helpful they are here tonight, please make sure you reach out to Nick and get their cell phone number, get their contact information. By all means, Allied keeps in touch with them and Nick keeps in touch with them. But you can have a direct line and they want you to have a direct line with them. So please take advantage of that.

Some of you probably know our supervisors Fernando and Rodeon here. They've been with us since we began the Allied Universal contract. And they are going to be spearheading our new special patrol officer pilot that we have committed to doing.

[APPLAUSE]

B.J. JONES: And a small targeted pilot. So as we kind of figure out the ropes and see how this works, they'll continue to provide support to the neighborhood coordination program. But we had mentioned this -- this had come up at a meeting, the community board had talked about the need for enforcement, more enforcement capability here. And so just as a reminder, we worked with the NYPD to be granted the authority to have special patrol officers here. And these two gentlemen are the first to come out of that program application. It's like applying to a PhD program. Background check required, training, they've gone the extra mile with some supplemental training. And so they are going to be patrolling. We're going to be starting lightly first, again as we get our feet wet with issuing warnings and then moving into quality of life violations next, namely in regards to canine waste and unleashed dogs, because that turns out to be where a lot of the Allied Universal work comes up. And again just to help us get an understanding of the process.

We are just waiting for the summons books from NYPD. And then we will be getting off the ground here. And they are ready to go. Look at them. We got the badges and everything. So in addition to the neighborhood coordination program --

[APPLAUSE]

B.J. JONES: And as we start with this pilot, then we'll start recalibrating and thinking about what's next for the peak season. So keep your eyes out for them as well. Thank you. And with that, just --

[INAUDIBLE] [LAUGHTER]

B.J. JONES: I'm not sure we're supposed to laugh at that. It's not funny. But thank you very much. In the interest of just moving forward, if you wanna talk to Pat Murphy more about the data, he'll be at the next meeting tomorrow to tell you more. But this chart, like we show every time, in fine print shows the variety of issues that our Allied supervisors and ambassadors deal with. And you'll see at the bottom of the chart with the highest volume, it is indeed dog related infractions and homeless too, to your point. So that's what they're seeing too. And so we want to not just be a partner with the community, but NYPD, but also hope that we can facilitate a direct connection for you all as well.

MALE: [INAUDIBLE] policy question. The governor just decided right before an election that everybody [INAUDIBLE] is gonna get [INAUDIBLE] an hour going forward. Is that something you can implement for the Allied employees who work in Battery Park City?

B.J. JONES: Yeah, so that's a great question. So I know that we comply with the state -- raising the state minimum wage law and escalating salary depending on what level they're on. But that's certainly not off the table as we consider the next contract and all of that. Yeah, it's -- yep. Okay. Thank you, everybody.

[APPLAUSE]

B.J. JONES: Oh my gosh, 200 Rector is open. Nick.

NICK SBORDONE: Good evening, everyone. I'm gonna go through this carefully, but also quickly, 'cause I'm aware that I'm the one thing sitting between you and the special multimedia performance at the end of this presentation, which is gonna work. So very briefly you'll 200 Rector, which is our new community space and Allied Universal command center at 200 Rector Place. You'll see some familiar faces there in the picture to the right, including Maryanne, and Betty, and Anne. So we've kind of soft launched the space.

The seniors were in there last week a couple of times for their steering committee meeting. They were in there today to play mah jong. And we will be looking to ramp this up over the coming weeks. It is also notably the new Allied Universal command center moving from where it was [INAUDIBLE] to 211 North End Avenue, now down to 200 Rector Place. This replaces the community room that used to be at the regatta. So that's 200 Rector. That will obviously also be available for community rental. And we'll get some paperwork and forms around that standardized so people can apply if they're interested.

A quick reminder about hurricane season coming up. We're coming up now on six years, believe it or not, since Hurricane Sandy. And while we don't expect and have our fingers crossed that we don't encounter anything like that again, I would encourage everyone as we always do to sign up for NotifyNYC. I know Catherine's here. She's a big booster of that and for good reason. It's the city's platform. You can sign up to get notifications however you'd like to have them tailored to you. So email, text, two cans a string, smoke signals, I'm kidding. But you can get it a lot of different ways and customize to your home, to your work, email, other different types of modes of receiving it.

There's also storm preparation guidance available to you. And you can also get information about where your evacuation zones are based on where you live anywhere throughout the city. In the case of an emergency event, BPC obviously would be working closely with the office of emergency management and other experts in the field to make sure we're complying with any and all measures that might put in place.

Upcoming community meetings as we know, Manhattan Community Board 1, the Battery Park City committee of that meets the first Wednesday of every month. I'll be there tomorrow, as we are every month. The full board meets the final Tuesday of every month, so that's Tuesday, October 30th. It will be obviously in the out months, the last Tuesday of each. Congressman Nadler has an upcoming town hall on Tuesday, October 9th. There's an Open House New York session coming up on October 13th. And you will see borough president Gale Brewer's office was good enough to put some handouts at the front, which I encourage you all to take. We'll try and add this to the final version as well. There is a town hall for the World Trade Center health program coming up October 15th in the Muni Building. So we'll put that information out there as well.

Coming up, the final ones, Controller Scott Stringer, Italian community breakfast on the 17th. Two Bridges Neighborhood Council, Marco Polo Festival, that's on the 20th. More information there is linked. Councilmember Chin I shaving her monthly oversight hearing for the committee on the aging, the new city council. That's obviously at city hall on the 23rd. And the first precinct community council, which is an invaluable resource I know to me, and to Pat, and to the folks who work in public safety generally, also [INAUDIBLE], that is a monthly forum much like this is at the first precinct on Ericsson Street, to talk about any and all types of public safety and/or quality of life complaints throughout the first precinct. So not just Battery Park City, but the Financial District, SoHo, Tribeca, the Seaport, etc. A great resource, and that's the last Thursday of every month. Every month I believe except July, sometimes August.

And what else do we have? Okay. Very briefly, so upcoming parks programs, you guys know that one of the staples of Battery Park City obviously is our magnificent spate and slate of parks programming. We've had a couple of highlights already, but still upcoming, October 11th is national coming out day with a free movie screening Love Simon. Go Fish is our second one of the season. We had the first one earlier in September. The 50th anniversary continues with the celebration of a public art retrospective, both on the 14th and the 28th. So we'll have tour guides walking through and highlighting some of the aspects of Battery Park City's award winning public art.

For Teens Only obviously on Friday night, silent disco here, right in this room at 6 River Terrace. And we have a couple of other items as well, book making with journals and keepsakes on the 17th of November, and the annual holiday lights celebration in South Cove coming up in December. We encourage everyone to bring some canned goods for the needy, if you can come and bring that. There are hot drinks, and warm snacks, and caroling, and just a really magnificent time of year, in one of the most beautiful spaces that Battery Park City has to offer.

B.J. JONES: So in addition to grabbing the user study executive summary, grab a fall program if you don't have one.

NICK SBORDONE: Yes, please.

B.J. JONES: Okay.

NICK SBORDONE: Okay. All right. We try to do these quarterly. Is she still here? Maryanne is still here. Maryanne is one of the people who keeps us most honest about doing these meetings on a quarterly basis. And we're gonna try and get one more in, one more in 2018. But Maryanne to her credit said, you know what, it's getting towards the end of the year, just do the next one early next year. So instead of trying to squeeze one in, in between Thanksgiving and Christmas and New Year's, the next time we get together will likely be in early 2019. Right now it's tentatively February 5th. But if and when that changes, we will get that out.

And I hope that you all saw the adverts we were putting out for this meeting, both online, in the print editions, on our website, etc. So we try and get the word out far and wide that these meetings are happening. And we really look forward to engaging with the community here and at other opportunities. But thank you all again for being here. And then we'll do one in May and we'll get the rest of the dates set as we proceed through the end of next year.

B.J. JONES: And if you have any thoughts on those meetings in the meantime, let Nick know. Pam is ready to do another finance update if folks would like to hear some numbers. Wow, applause.

NICK SBORDONE: It's coming time, Pam. It's coming time.

B.J. JONES: We'll be done with our annual reporting by then, that slog. So keep in mind. Okay. Any -- before the video at the end -- yeah, sure.

MALE: Very quickly, can you post this presentation on the website.

B.J. JONES: Yes, absolutely.

NICK SBORDONE: I'm gonna give you my card. We'll exchange emails. Once that's up, we'll post it. I would also note that the woman standing behind you is livestreaming this. And this video also gets posted to our site. So you can review the proceedings of this evening online at your leisure.

B.J. JONES: And that's on our public info portion of the website. Okay.

NICK SBORDONE: It's there, it's on public info, and it's also on the page that has all our board meetings and other --

B.J. JONES: Okay. Justine?

JUSTINE: Just quick, Nick, following up on my text message earlier this week about the parking by West Thames Street, it was blocked by -- or to do the 200 Rector Place buildout, that is apparently done. Will they move those blocks out of the way?

NICK SBORDONE: Yes, I didn't forget, thank you for that. So 200 Rector is in the main complete substantially. There are a couple of punch list items, as I understand it. I know. And you asked on the text, well do you still need parking for punch list? Yes, because there's someone there actually still doing it, so you still need parking for the person. But I have engaged with Gwen and the team. And by hopefully tomorrow night I should have an update for the committee about when those spots will be freed up. I'm not saying they'll be freed up by tomorrow. I'm saying I'll have an update by tomorrow about when we might expect them to be cleared out and the barriers moved.

JUSTINE: It's just the thing -- those barriers [INAUDIBLE] for West Thames Bridge that they're not doing anything. So perhaps that could be used for the punch list and open up -- I mean it's two different people, entities using it, but just as an aside.

NICK SBORDONE: I will check -- not a terrible suggestion. I will check. I don't know how likely it is, but I will check.

MALE: Thank you for reminding me about parking. I meant to ask this when the officer was here. Is there any way to get a better heads up when they're going to ban parking on streets? And I watched on September 10th at midnight them towing cars on South End Avenue that had not been marked do not park. And then at 8:00, 7:30 the next morning, I saw the police putting up the do not park. So you had -- and it wasn't my car, but you had 20 people's cars got towed without any notice at all.

NICK SBORDONE: Tammy Meltzer, who's the chair of the BPC committee, bless their heart, there's a concert tonight, she wasn't able to make it, but she brought this thing about this very topic up as well, which was obviously very frustrating for folks. So we'll engage with the police department when it comes to parking and the blocking off of streets. It's largely beyond the bailiwick of BPCA, however that doesn't mean we're without influence, and we wanna make sure that we are making clear concerns of the community,

especially when you're doing something which is what seems to be after the fact. At least give some folks notice that this is coming.

MALE: For some reason the signs here don't have dates. It just says no parking Thursday. The rest of the city they will tell you the date and time --

NICK SBORDONE: I will take that up with -- it's not exactly the first precinct that does it, but I can go through the first precinct and get to the right folks to let them know that this has been problematic. Not always, but in this particular last month I know it was an issue.

FEMALE: And just to follow up to what he's saying, part of it would be helpful, because of the alternate side of the street parking, if you get a space that you think is good till Thursday, and you're not gonna go look at your car, you wanna know beforehand -- I mean give people notice so that they know when they're parking, not -- unless it's an emergency situation obviously. But 9/11 was not an emergency. They knew they were gonna take the cars out.

NICK SBORDONE: Yeah. That was something that was known for a while, an event that was planned. Okay.

B.J. JONES: Thank you, everybody, for coming. We'll keep you posted on the -- oh, it's starting. Here's the video celebrating our 50th anniversary.

[VIDEO PLAYS]

B.J. JONES: [ON VIDEO] 50 years ago today Governor Nelson Rockefeller signed the Battery Park City Authority Act. And he was exuberant at the thought of creating a neighborhood right here where 50 years ago dilapidated piers were crumbling into the Hudson River.

MARYANNE BRAVERMAN: [ON VIDEO] I lived in Battery Park City since the first day the first building opened. And after a few years as new buildings were built, we got a condominium. So we're here to stay. We've lived through good times, bad times, and this community is strong. And I'm real happy to be a part of it.

MARGARET CHIN: [ON VIDEO] I love it. And I'm so proud that I'm the city council member to get to represent Battery Park City. And the transformation has been amazing, with fantastic green space, river view, wonderful schools. So it's a beautiful place to be in.

RENU BLANKINSHIP: [ON VIDEO] We love living in Battery Park City because of all the parks and all of the fun things to do here in the park. And I have three children. And our favorite thing to do is to get out in the parks, to color, to lay in the sun, to play in the water, anything and everything. And it's just a beautiful place to live.

MALE: [ON VIDEO] I work 10 minutes away. And I can come home and see my wife and my kids five minutes after I leave the office. So it's great.

KIMBERLY SCHWARTZ: [ON VIDEO] We love being close to the water. We love the parks. Tyler, my son, can run around and play. The great schools. Just everything about this area is wonderful.

TYLER SCHWARTZ: [ON VIDEO] I like that I can run around and play and just relax here.

JACQUI COUSIN: [ON VIDEO] We really take advantage of the free programs. And we really enjoy the programs that are offered throughout the summer. My kids love 'em.

TAMMY MELTZER: [ON VIDEO] I have three kids, a dog, I'm married. We love the outdoor parks. We love going on boat rides out in the marina on the historic boats. We go to all kinds of programming. My daughter goes to art camp downtown. It's a great place to live.

JUSTINE CUCCIA: [ON VIDEO] I love the parks in Battery Park City and being able to have all the open space. It's like a suburb of Manhattan. I basically take advantage of the Esplanade and the Greenway. I ride my bike, I run, I walk, and I enjoy the beautiful scenery.

CEDRIC SAINTE-CROIX: [ON VIDEO] And all the activities are offered here. It's a very nice place for the kids. First you go to the East Village. Then you got Pete's. And you come to Battery Park City.

TIFFANY O'BRIEN: [ON VIDEO] We love the area. We love living on the water. We love all the parks. We love all of the community events. It feels like a small town within Manhattan.

MS. STAHLER: [ON VIDEO] We love Battery Park City for the open space, the ability to run and play, the flowers, the trees, the water, and basically everything.

HANK FORD: [ON VIDEO] The basketball courts are good too.

ABRAHAM FORD: [ON VIDEO] I love the basketball courts 'cause it's so much fun playing basketball with a lot of other people. And I like the bird watching class because I'm studying birds at my school.

MATTHEW STAHLER: [ON VIDEO] There's basketball, and all sorts of sports leagues, and open park, and a lot of plants and animals.

RIICHI OZEKI: [ON VIDEO] You can just see stuffs like the Statue of Liberty. That's pretty cool. I like the parks because the flowers look pretty. And if there's no parks, we can't help our community.

[APPLAUSE]