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**August 15, 2013**

**NEWTOWN CREEK ENVIROMENTAL BENEFIT PROJECT UPDATE**

In 2009, City Parks Foundation (CPF) was named the administrator of $7 million in mitigation funds related to a New York State lawsuit, surrounding the Newtown Creek Wastewater Treatment Plant project. In April 2013, the New York State Energy Research and Development Authority (NYSERDA) transferred an additional $1.2 million to CPF. These funds were dedicated to “community environmental benefit projects” in the areas proximate to the Newtown Creek Wastewater Treatment Plant. CPF engaged in an extensive community consultation process by conducting community surveys and hosting community meetings.

Based on the results of this community consultation process, the New York State Department of Environmental Conservation (DEC) designated four projects, with the highest priority for implementation, as “primary” projects. The four chosen projects are the Greenpoint Boathouse Project, the Constructed Wetland Pilot Project, the Dutch Kills Basin Park Project, and the Tree Planting and Stormwater Management Project.

**Greenpoint Boathouse Project**

The Greenpoint Boathouse Project proposed to provide a location to store more than 60 small human propelled boats. The Boathouse Project also proposed to provide space for environmental and historical education as well as a skills training facility to ensure small boat safety. The Boathouse Project planned to utilize the Greenpoint Manufacturing and Design Center (GMDC) site at 1155 Manhattan Avenue. The proposal called for the reconstruction of the GMDC bulkhead as well as the rehabilitation of the basement of the GMDC building. The rebuilt bulkhead would become a public pedestrian promenade and the space in the basement of the GMDC building would house the boathouse and environmental center.

North Brooklyn Boat Club (NBBC), a member of the Greenpoint Waterfront Association for Parks and Planning (GWAPP), has spearheaded the project, serving as the representative of the community in working to implement the boathouse project. Christine Holowacz and Dewey Thompson are serving as the primary representatives of NBBC/GWAPP for this project.

GMDC and NBBC/GWAPP have been in negotiations on and off since the project was first approved by DEC in September 2011. As of September 1st 2013, the parties have not been able to come to an agreement on the terms of the lease. The primary areas of contention are the annual rate of rent as well as the question of what constitutes legitimate use of the space.

Unsure of a resolution with GMDC, NBBC/GWAPP has also begun to consider other potential alternative locations. One location under consideration is the parcel of land adjacent to 49 Ash Street (parcel 2477 lot 40) that currently serves as the temporary home of the NBBC. The other alternative under consideration is constructing the boathouse as part of the new 77 Commercial Street development. The details of these proposals have not been finalized.

**Constructed Wetland Frame Project Update**

The Constructed Wetland Pilot Project proposed to install lightweight stainless steel wetland frames at various locations from the cement bulkheads that extend between the Pulaski Bridge and the mouth of Dutch Kills opposite the Whale Creek Nature Walk. City Parks Foundation has contracted with Carter Craft, Outside New York, to serve as project manager and Sarah Durand, Associate Professor of Natural Science at LaGuardia Community College, to serve as wetland ecology expert for the wetland frame project.

Implementing the wetland project requires three basic tasks before the wetland frames can be installed: (1) The wetland frames must be designed and constructed; (2) It must be determined what flora and fauna are best suited to be housed in the wetland frames; (3) An appropriate location for frame installation must be determined—this location must both serve as suitable habitat for the wetland species while also ensuring that the wetland frames will be maintained over the long term.

Craft and Durand have made significant progress towards these goals. Durand worked with CLIMsystems in designing the wetland frames. Craft is currently reviewing bids for frame construction.

In recent months, Durand and Craft have been conducting experiments in the project area in order to determine what wetland plants are best suited for the frames. Additionally, the experiments will demonstrate the ideal water level for frame placement. Craft and Durand plan to begin further experiments to determine whether the frames are suitable for housing mussels.

Additionally, Craft is coordinating with the New York City Department of Environmental Protection (DEP) in order to assess the possibility of installing the wetland frames in the Whale Creek Nature Walk area. Durand is coordinating with LaGuardia Community College in order to determine whether the College would be interested in maintaining the frames for use as an experiential education site for LaGuardia Community College science courses.

**Dutch Kills Basin Park Project**

The Dutch Kills Basin Park Project proposed to construct a park with athletic fields and waterfront access. The proposed park location is along 47th Avenue between 27th and 29th Streets, in the area adjoining the Dutch Kills basin.

City Parks Foundation contracted with Goodman-Marks Associates to perform an appraisal of the proposed park location. The appraised value of the property greatly exceeded the proposed project budget. The project is currently on hold pending further updates on higher priority projects.

**Tree Planting and Stormwater Management Projects**

According to the list of approved projects $500,000.000 would be designated for tree planting and stormwater management in Greenpoint, Maspeth, and Long Island City in the event there were any funding remaining after the other primary projects were completed.

Currently, the project is on hold pending further updates on higher priority projects.



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| **Newtown Creek Environmental Benefit Projects** |

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| **Financial Update 8/15/2013** |
| **Overview** |
|  $ 4,000,000.00  | Funding Received 11/17/09 |
|  3,000,000.00  | Funding Received 6/28/10 |
|  1,208,348.65  | NYSERDA Funds Transfer 5/9/13 |
|  66,504.82  | Interest earned (as of 7/31/13) |
|  (820,000.00) | City Parks Foundation administration fee (reserved) |
|  |  |
|  7,454,853.47  |  |
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| **EBP** |  **Paid**  | **Project Name** |
| **1** |  | **Greenpoint Boat House & Environmental Education Center** |
|  |  | *Vendor* | *Purpose* |
|  |  (3,000.00) | Madonna Designs Architect LLC | GMDC bulkhead reconstruction assessment. |
|  |  (32,840.93) | Edward M. Weinstein Architecture & Planning, P.C. | Retainer for architecture and project management services. |
|  |  |  | Review of existing conditions at GMDC. |
|  |  |  | GMDC existing location drawings. |
|  |  |  | Post hurricane Sandy GMDC assessment. |
|  |  |  | Project timeline GMDC site. |
| **2** |  | **Wetlands Rehabilitation** |
|  |  | *Vendor* | *Purpose* |
|  |  (7,500.00) | CLIMsystems | Wetland frames drawings.  |
|  |  (9,137.39) | Outside New York, LLC | Miscellaneous project management activities. |
|  |  |  | Coordination with wetland rehabilitation expert. |
|  |  |  | Reimbursement for car rental, travel, and supplies. |
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| **3** |  | **Dutch Kills Basin Park Acquisition** |
|  |  | *Vendor* | *Purpose* |
|  |  (2,500.00) | Goodman-Marks Associates, Inc. | Appraisal of suggested park locations. |
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|  |  (54,978.32) | Total expenditures |  |
|  |  |  |  |
|  |  $ 7,399,875.15  | Balance  |  |



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| **Greenpoint Boat House & Environmental Education Center Project** |
| Date | Name | Description | Debit |
| 6/1/2011 | Madonna Designs Architect LLC | Boathouse alternatives analysis—GMDC location pier reconstruction and boathouse cost estimate. | 3,000.00 |
| 9/21/2012 | Edward M. Weinstein Architecture and Planning P.C.  | Retainer for architecture and project management services—GMDC location.  | 5,000.00 |
| 10/1/12 | Equipment/Supplies | Hard Hats | 37.23 |
| 10/16/2012 | Edward M. Weinstein Architecture and Planning P.C. | Boathouse alternatives analysis—Review of existing bulkhead condition survey prepared by Halcrow Engineers; Review of existing conditions of GMDC location.  | 8,361.20 |
| 11/16/2012 | Edward M. Weinstein Architecture and Planning P.C. | Boathouse alternatives analysis—Drawings of GMDC location existing condition.  | 7,689.10 |
| 1/3/2012 | Edward M. Weinstein Architecture and Planning P.C. | Boathouse alternatives analysis—Drawings of GMDC location existing condition.  | 3,289.40 |
| 1/14/2012 | Edward M. Weinstein Architecture and Planning P.C. | Boathouse alternatives analysis—GMDC Location project timeline development.  | 6,599.25 |
| 3/19/2013 | Edward M. Weinstein Architecture and Planning P.C. | Boathouse alternatives analysis—miscellaneous project management tasks—site visits, stakeholder meetings.  | 1,289.75 |
| 3/19/2013 | Edward M. Weinstein Architecture and Planning P.C. | Boathouse alternatives analysis—miscellaneous project management tasks—communication with city and state agencies.  | 575.00 |
| **Transaction Total**  | 35,840.93 |

**Dated Expense Report**

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| **Wetland Frame Project** |
| Date | Name | Description | Debit |
| 6/14/2011 | CLIMsystems | Wetland rehabilitation frame design. | 7,500.00 |
| 5/1/2013 | Outside New York, LLC | Project management—initial fee per agreement.  | 5,000.00 |
| 8/15/2013 | Outside New York, LLC | Miscellaneous project management activities—site visits, coordination with wetland rehabilitation expert—April 2013-July 2013. | 2,675.25 |
| 8/20/2013 | Carter Craft  | Reimbursement car rental, travel, supplies (Home Depot) | 458.08 |
| 8/20/2013 | Carter Craft | Reimbursement car rental, travel, supplies (Home Depot) | 504.06 |
| **Transaction Total**  | 16,137.39 |

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| **Dutch Kills Basin Park Project** |
| Date | Name | Description | Debit |
| 1/26/2013 | Goodman-Marks Associates, Inc.  | Alternatives analysis—appraisal of proposed park location.  | 2,500.00 |
| **Transaction Total** | 2,500.00 |

**Expense Report Summary**

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| **Project** | **Debit** |
| Greenpoint Boathouse and Environmental Education Center Project | 35,840.93 |
| Wetland Frame Project | 16,137.39 |
| Dutch Kills Basin Park Project | 2,500.00 |
|  | 54,478.32 |

