



**MEETING OF THE DIRECTORS OF THE  
CONEY ISLAND DEVELOPMENT CORPORATION  
September 22, 2008**

**MINUTES**

A special meeting of the of the Board of Directors (the “Board”) of the Coney Island Development Corporation (the “Corporation”) was held, pursuant to an email notice by the President, on September 22, 2008 at the New York Aquarium at Surf Avenue and West 8<sup>th</sup> Street in Brooklyn, NY.

The following Directors of the Corporation were present:

Joshua Sirefman, Chairperson  
Cynthia Reich, Secretary  
Jon Benguiat  
Carl Hum  
Marty Levine  
Astrudge McLean  
Charles Reichenthal  
Sheryl Robertson  
Terry Stanley

The following individuals were also present: Lynn Kelly, Nathan Bliss, Daniel Mulé, Nicole Robinson-Etienne, Eric Anderson, Martin Maher, Tim Delorm, Marion Cleaver, Barbara Teitelbaum, and additional members of the public.

Mr. Sirefman called the meeting to order at 6:12 P.M. Mr. Bliss served as Assistant Secretary at the duly constituted meeting, at which a quorum was present.

**I. Approval of Minutes**

Ms. Kelly informed the Board that the minutes of the last Board meeting had been included in their distribution packets. Ms. Kelly asked if there were any questions or comments on the minutes. There being none, the Board approved the minutes for the meeting of April 7, 2008.

**II. Approval of Financial Information in Relation to the Corporation’s 2008 Fiscal Year and Quarterly Reports on Investments**

Mr. Bliss presented the second item on the agenda, the approval of financial information summarizing the Corporation’s 2008 Fiscal Year for inclusion in the

Annual Report and in compliance with the Public Authorities Accountability Act. Mr. Bliss explained that a prepared resolution would adopt the budget as presented and authorize the submission of this financial information. Mr. Bliss also noted that this information had been reviewed by the Audit Committee, which, he noted, was in the process of finalizing the audit for the fiscal year. Mr. Bliss also noted that the prepared resolution serves to acknowledge the receipt of the Quarterly Report on Investments for the quarters ended March 31 and June 30, 2008. Mr. Bliss asked if there were any questions. There being none, a motion to approve the resolution was made, and the Board unanimously approved the resolution.

### **III. Authorization of Amendment to Marketing Consultant Contract**

Ms. Kelly explained that the Corporation's contract with its consultant for marketing services had expired as of August 1, 2008. Ms. Kelly presented for the Board's consideration a resolution authorizing a 12-month extension of services with the current consultant by way of an amendment to the original contract with the consultant. Ms. Kelly also noted that the prepared resolution would authorize the reimbursement of the consultant for services rendered since the expiration of the original contract. Mr. Reichenthal said that he thought the work of the marketing consultant was particularly vital for the coming year, and said that he supported their re-engagement. There being no further questions or comments, a motion to approve the resolution was made, and the Board unanimously approved the resolution.

### **IV. Presentation: Steeplechase Plaza Concept Design**

Ms. Kelly introduced Tim Delorm, a Principal with EDAW, for the presentation of the conceptual design for Steeplechase Plaza, a new public park amenity planned for the Boardwalk adjacent to the KeySpan Stadium and the Parachute Jump. Ms. Kelly noted that the Economic Development Corporation and the Department of Parks and Recreation, who are co-managing the project, would be presenting this design to the Art Commission (now called the Public Design Commission of the City of New York) on September 24, 2008 for conceptual design review and that their review would likely result in some changes to the design. Ms. Kelly also noted that the design will be presented to the Community Board 13 Parks Committee.

Mr. Delorm then presented the conceptual design for Steeplechase Plaza, after which Ms. Kelly invited members of the Board to ask questions of the designers. Mr. Levine asked if there was a preliminary budget for the project, to which Ms. Kelly replied that the total budget for the project is approximately \$35 million.

Ms. Reich expressed concern that the "kinetic" aspects of Coney Island had not been captured by the design. Mr. Delorm explained ways in which he felt the design had captured that value, and explained that the design is a work-in-progress and he would note her concerns going forward.

Mr. Reichenthal inquired to the status of the Parachute Jump lighting. Mr. Benguiat responded that the Mayor has allocated more funds for the project, and that additional design work is proceeding.

Ms. McLean asked when the Board would receive another briefing on the Steeplechase Plaza plan. Ms. Kelly responded that following the concept design approval process that the project would move into schematic design. She said that the Board would be briefed again at that time, likely in early 2009.

Mr. Stanley asked whether the park could be programmed for additional active rides or amusements, and also asked about plans for the management of the Park. Ms. Kelly noted that the Brooklyn Cyclones control the lease to the site and currently control what can and cannot happen on the site, and that decision regarding management and design will require their involvement. Ms. Kelly noted that operation of the park will ultimately be in the hands of the Parks Department, but that the building and carousel will likely be a concession. Ms. Kelly noted that the current design attempts to activate spaces with budget-conscious elements, and that the design also affords the flexibility to allow temporary installations and programming.

Mr. Sirefman said that he was concerned that the plaza had originally been envisioned as a central gathering place on the boardwalk, and that he was concerned that the concept design instead proposed a series of experiences without a central location. Mr. Delorm acknowledged the concern, but said that the design intent was in fact to create such a gathering place, and that it may be difficult to appreciate the size and scale of the plaza in the drawings and renderings.

Mr. Benguiat suggested that consideration be given to the plaza's management and operations, and suggested that specific consideration for the role of a conservancy-type concession stated that it was not too early to start thinking about the Plaza's management and operations, specifically, giving consideration to a conservancy to fill these roles. Ms. Kelly noted the board member's statement and thanked him for it.

Mr. Bliss provided an update on the status of the B&B Carousell's restoration, noting that the carousel was now located with a professional restorer in Marion, Ohio. Mr. Bliss noted that the restorer was currently preparing a study of the carousel horses for stakeholder review, including the Arts Commission. He stated that the hope is to have approval to proceed with the restoration by winter 2009.

Ms. McLean inquired as to whether the programming for the plaza was intended to make it a year-round destination. Mr. DeLorm responded that it was. He noted that the outdoor-facing, countertop section of the carousel building would accommodate 240 or so people, and that the event room inside was 200,000 square feet, large enough to accommodate approximately 2,000 people.

## **V. Updates**

Mr. Bliss provided the summer wrap-up. He noted that CIDC had participated in numerous local events and had distributed information materials throughout the summer. Mr. Bliss noted that on the beach's opening weekend, CIDC had launched its revamped website, with an improved interface with information about the CIDC's strategic plan and the rezoning efforts. Mr. Bliss also noted that CIDC had launched a new tourism website, the Coney Island Fun Guide, which has been updated throughout the summer with event listings, visitor information, and colorful graphics. He noted the website had been mostly successful so far, based on visitor volume, and that the Corporation would like to expand the website in the future. Mr. Bliss spoke to the Corporation's street banners in the area, and noted that several banners that had been knocked down, apparently due to storms, were to be reinstalled.

Ms. Kelly introduced Ms. Robinson-Etienne to provide an update on the Corporation's community outreach efforts. She spoke to the career opportunities fair, held August 1, 2008 at Keyspan Park. She noted the large attendance by community members and the presence of over 30 employers and 15 training program providers. She stated that the Corporation is looking into more events for fall and winter.

Ms. Kelly then gave an update on the YMCA Community Center. She noted that the site has to go through the ULURP process for an upzoning because the developer wants more affordable units. Ms. Kelly stated that this process will probably begin just before the start of the ULURP process for the City's proposed rezoning. She was asked why these rezonings were not being grouped together, and responded that there was no benefit to doing so, and that could potentially lead to one holding up the other.

Ms. Kelly then gave an update on the closing of Astroland Park. She noted that the issue was plainly a landlord-tenant transaction, to which the City had attempted to broker a solution, but that the landowner (Thor Equities) has not expressed interest in negotiating.

## **VI. Board Questions & Concerns**

Mr. Levine noted that at the June meeting of Community Board 13, the Coney Island Hospital's Community Advisory Board had asked for city funding for the hospital's modernization, suggesting a recommendation against any rezoning proposal if this was not granted. Mr. Benguiat asked to clarify that it had indeed been proposed that any zoning action be voted no based on funding for the hospital. Mr. Levine stated that this was correct. Ms. Kelly noted that the Community Board's comments to the EIS scope had not raised this particular issue. Mr. Benguiat cautioned that advocacy for a particular funding priority outside the established processes for identifying such funds, and any attempt to establish a quid pro quo with a discrete zoning action, was a highly problematic course of action. Mr. Benguiat strongly cautioned that the allocation of

funding for the hospital is a process separate and apart from a community's land use decisions, and that the Borough President's office feels strongly in this regard.

Mr. Benguiat inquired as to the status of the pilot program for the boardwalk reconstruction. Ms. Kelly responded that her understanding was that a pilot program will be starting this Fall.

Mr. Benguiat suggested the formation of a committee to look at what actions can be taken to counteract the vacant look of Coney Island next summer. Ms. Kelly noted this suggestion and agreed that it was a good idea, saying that she welcomed the expertise of the Borough President's office.

Ms. Reich inquired as to whether the overall rezoning's Environmental Impact Statement would look at infrastructure such as sewers and roads. Ms. Kelly responded that it would.

Ms. Kelly thanked the Directors for their time. There being no further business to come before the Directors at the session, the meeting of the Board was adjourned at approximately 7:45PM.