

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: April 14, 2021 Minutes

DATE: June 23, 2021

A regular meeting of the Board of Directors of Brooklyn Navy Yard Development Corporation (“BNYDC”) was held at the Brooklyn Navy Yard, 141 Flushing Avenue, Suite 801, Brooklyn, New York on April 14, 2021.

The following Board Members were present and participating at the meeting:

Henry B. Gutman, Chair	Meredith Kane
Rotimi Akinnuoye	Joseph Kohl-Riggs
Henry T. Berger	Joel Leitner
Ofer Cohen	Edward Mafoud
William Cruz	Ronald McCain
Lisa Davis	Donald McQuade
Adam Friedman	Ramon Peguero
Lisa Gomez	Wendy Rowden
Abby Hamlin	Steven Sinacori
Camille Hastick	William Turner
Kei Hayashi	Lester Young, Jr.
Jillian Joseph	Toni Yuille-Williams

Due to the COVID-19 pandemic, all Board Members listed above and members of the BNYDC staff were present and participated via video and/or phone conference.

1. Henry B. Gutman chaired the meeting. He stated that a quorum of the Directors was present, and that the meeting, having been duly convened, could transact business.

2. Resolved, that the minutes of the meeting of the Directors held on February 3, 2021 be accepted.

Being duly made, a motion to approve item 2 was carried.

3. The President gave his report.

3A. Resolved, that Jillian Joseph be appointed as Vice Chairperson of the Board.

Being duly made, a motion to approve item 3A was carried.

4A. Wimal Ariyawansa presented the Fiscal Year 2021 YTD Operating Statement, a non-voting item.

4B. Resolved, that BNYDC be authorized to appoint Naser Gjeloshi as an additional bank signatory.

Being duly made, a motion to approve item 4B was carried.

5A. Resolved, that BNYDC be authorized to enter into a construction contract with Vanguard Construction and Development Co., Inc. for the subdivision of the seventh floor of Building 3 and the fit-out of the approximate 21,000 SF Pratt Research Yard to be located therein.

5B. Resolved, that BNYDC be authorized to enter into a construction contract with East Coast Builders Group Inc. for the façade renovation work at Building 5.

5C. Resolved, that BNYDC be authorized to enter into a change order for an existing professional services contract with Jacobs Civil Consultants, Inc. for an expanded scope of work to address structural issues at Berth 11 and add funds for site investigation and cleanup allowances.

5D. Resolved, that BNYDC be authorized to amend the scope of the construction management services contract with Broadway Construction Group, LLC previously authorized by the Board to include construction services with respect to Building 50 with no increase in the approved contract price.

5E. Resolved, that the Board of Directors ratify BNYDC's entry into a construction contract with GPA Environmental Group Inc. for the cleaning and removal of mold in Building 3, Suite 1010.

5F. Resolved, that BNYDC be authorized to enter into a contract with National Express, Inc. to purchase a shuttle bus for use on the BNYDC shuttle service.

Being duly made, a motion to approve items 5A – 5F was carried.

6A – 6C. Resolved, that the following leasing actions be approved:

6A. New Leases:

- | | |
|------------------------------------|----------------------------|
| i. Whitney Wood Bailey | Bldg. 212, Suite 405 |
| ii. Stefan Beckman, Inc. | Bldg. 3, Suite 408 |
| iii. Mickalene Thomas, LLC | Bldg. 303, Suites 801, 802 |
| iv. Te Parlor, LLC | Bldg. 303, Suite 603 |
| v. Easy Aerial Inc. | Bldg. 77, Suite 610 |
| vi. Tracey Central Inc. | Bldg. 3, Suite 314 |
| vii. Captain and the Fox, LLC | Bldg. 58, Suite 3A |
| viii. Respire Medical Holdings LLC | Bldg. 303, Suite 601 |

6B. Renewal Leases:

- | | |
|----------------------------------|--|
| i. Joseph Peller | Bldg. 5, Suite 315 |
| ii. Joseph Peller | Bldg. 5, Suite 316 |
| iii. Robert Martin Designs, Inc. | Bldg. 280, Suites 220, 223 |
| iv. Jasco Designs, Inc. | Bldg. 292, Suites 326, 329,
330, 331, 332 |

6C. Expansion and Extension Lease:

- | | |
|-----------------------|--------------------|
| i. Turntable Lab Inc. | Bldg. 3, Suite 807 |
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Being duly made, a motion to approve all leasing items in 6A, 6B, and 6C was carried.

7A. Resolved, that BNYDC be authorized to enter into a Software as a Service contract with Lane Technologies for a workplace and tenant experience app platform subscription for use on mobile devices.



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Ave, Suite 801
Brooklyn, NY 11205

7B. Resolved, that BNYDC be authorized to enter into a contract extension with Risa Heller Communications for public relations, crisis communications, and reputation management services.

As to item 7B, this was included as a walk-on item.

Being duly made, a motion to approve items 7A and 7B was carried.

Mr. Gutman noted that staff had prepared additional informational items that were distributed prior to the meeting.

With no further business to conduct, Mr. Gutman called for a motion to adjourn the meeting, which was duly made and carried.

Paul Kelly, Secretary of the Corporation