



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

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

TO: Board of Directors
FROM: Paul Kelly, General Counsel and Executive Vice President
SUBJECT: April 6, 2022 Minutes
DATE: June 22, 2022

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 6, 2022.

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

- | | |
|------------------------|----------------------|
| Henry B. Gutman, Chair | Joseph Kohl-Riggs |
| Rotimi Akinnuoye | Joel Leitner |
| Henry T. Berger | Jane Marshall |
| Marco Carrion | Amani Martin |
| Ofer Cohen | Ronald McCain |
| Lisa Davis | Dan McQuade |
| Gabrielle Fialkoff | Ramon Peguero |
| Adam Friedman | Wendy Rowden |
| Camille Hastick | Steven Sinacori |
| Kei Hayashi | William Turner |
| Jillian Joseph | Toni Yuille Williams |
| Meredith Kane | Lester Young |

Due to the COVID-19 pandemic, some 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 2, 2022 be accepted.

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

3. The President and the Chair gave their reports.

4A. Wimal Ariyawansa presented the Fiscal Year 2022 YTD Operating Statement, a non-voting item.

4B. Resolved, that BNYDC be authorized to remove David Ehrenberg and in his place to add Lindsay Greene 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 services contract with Probuildero Corp for Building 77 façade repairs in the amount of \$1,316,670.

5B. Resolved, that BNYDC be authorized to enter into a construction services contract with Difazio Industries LLC for Berth 6 construction in the amount of \$871,798.90.

5C. Resolved, that BNYDC be authorized to enter into a construction services contract with a company (name to be reported back at the June 22, 2022 Board of Directors meeting) for Berth 9/9A construction in the amount of \$26,392,500.

5D. Resolved, that BNYDC be authorized to enter into a change order for an existing construction management contract with Broadway Construction Group, LLC to amend the authorized amount from \$17,250,000 to \$25,300,000.

5E. Resolved, that BNYDC be authorized to enter into a change order for an existing professional services contract with H2M Architects, Engineers, Land Surveying and Landscape Architecture, D.P.C. to amend the authorized amount from \$205,666 to \$263,072.85.

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

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

6A. New Leases:

- | | | |
|-------|---|----------------------|
| i. | LW12 LLC | Bldg. 303, Suite 607 |
| ii. | Cecilia Ruiz Lopez | Bldg. 62, Suite 207 |
| iii. | B. Stuyvesant | Bldg. 3, Suite 606 |
| iv. | Ojas, LLC | Bldg. 3, Suite 309 |
| v. | Integrated Conservation Resources, Inc. | Bldg. 303, Suite 606 |
| vi. | New York Art Conservation LLC | Bldg. 77, Suite 906 |
| vii. | Radiator Labs, Inc. | Bldg. 303, Suite 702 |
| viii. | American Heirloom, Inc. | Bldg. 212, Suite 406 |

6B. Renewal Leases:

- | | | |
|------|----------------------------------|----------------------|
| i. | Andrea Rosen Gallery Inc. | Bldg. 280, Suite 513 |
| ii. | S & G Fine Chair Collection Inc. | Bldg. 3, Suite 302 |
| iii. | Casual Films, Inc. | Bldg. 77, Suite 203 |
| iv. | Steph Mantis Inc. | Bldg. 5, Suite 203 |
| v. | Arplast Poly & Packaging Inc. | Bldg. 292, Suite 109 |
| vi. | Gaetano Pesce | Bldg. 77, Suite 406 |
| vii. | Crye American LLC | Bldg. 5, Suite 209 |

6C. Expansion Lease and Amendment:

- | | | |
|-----|-----------------------------|----------------------|
| i. | Chase Office Supplies, Ltd. | Bldg. 3, Suite 605 |
| ii. | F. Schumacher & Co. | Bldg. 212, Suite 504 |

Being duly made, a motion to approve all leasing items in 6A – 6C was carried.

7A. Resolved, that BNYDC be authorized to reappoint certain existing Officers of BNYDC and Directors of Corporate Subsidiaries and to appoint certain new Officers of BNYDC and Directors of Corporate Subsidiaries.

7B. Resolved, that the Board approved the summary financial information section of BNYDC's New York Public Authorities Law FY2021 Annual Report.



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7C. Resolved, that BNYDC be authorized to enter into a professional services contract with Free Snacks, LLC for External Affairs consultant services in the amount of \$123,998.75.

Being duly made, a motion to approve items 7A – 7C was carried.

Mr. Gutman then noted that the voting portion of the meeting had ended and 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