

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: December 9, 2020 Minutes

DATE: February 3, 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 December 9, 2020.

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

Henry B. Gutman, Chair	Joel Leitner
Rotimi Akinnuoye	Edward Mafoud
Henry T. Berger	Jane Marshall
Ofer Cohen	Ronald McCain
William Cruz	Donald McQuade
Lisa Davis	Ramon Peguero
Adam Friedman	Wendy Rowden
Kei Hayashi	Carlo Scissura
Jillian Joseph	Steven Sinacori
Meredith Kane	William Turner
Joseph Kohl-Riggs	Lester Young

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 September 23, 2020 be accepted.

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

3. The Chair, the President, and the Finance Committee gave their reports.

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

4B. Wimal Ariyawansa presented the Fiscal Year 2021 2nd Half Budget.

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

5A. Resolved, that BNYDC is authorized to enter into a change order for an existing construction contract with J.S.K. Construction Corp. for extended rental and maintenance of sidewalk sheds for Buildings 3, 5, and 280.

5B. Resolved, that BNYDC is authorized to enter into a contract with Academy Express, L.L.C. for emergency shuttle services.

5C. Resolved, that BNYDC is authorized to enter into two contracts with CORE Environmental Consultants, Inc. for on-call environmental services for the Planning & Development and Operations departments.

5D. Resolved, that BNYDC is authorized to enter into a contract with either Community Coach, Inc. or Propark America New York, LLC for shuttle services.
Being duly made, a motion to approve items 5A – 5D was carried.

6A. Resolved, that a lease amendment between BNYDC and Pratt Institute to revise the timing and financial terms of the lease be ratified.

Being duly made, a motion to approve item 6A was carried. Adam Friedman left the meeting prior to the vote on item 6A.

7A – 7D. Resolved, that the following leasing actions be approved:

7A. New Leases:

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|--|---------------------------|
| i. Haptic Lab, Inc. | Bldg. 212, Suite 404 |
| ii. Joe Andoe | Bldg. 3, Suite 309 |
| iii. Contemporary Conservation Ltd. | Bldg. 77, Suite 906 |
| iv. AT&T Mobility Corporation – New Cingular Wireless PCS, LLC | Bldg. 77, portion of roof |
| v. Shattered Prism LLC | Bldg. 212, Suite 304 |
| vi. Leeway Home, Inc. | Bldg. 303, Suite 503 |
| vii. Safrir Romano Industries, Inc. dba Ambien Tech | Bldg. 212, Suite 407 |
| viii. Audio, Video & Controls, Inc. | Bldg. 303, Suite 804 |

7B. Renewal Leases:

- | | |
|------------------------------------|---------------------------|
| i. Man Power Trucking Company Inc. | Bldg. 120, Suite 214 |
| ii. BPL R&D, LLC | Bldg. 280, Suite 502, 521 |

7C. Amendments and Updates to Lease:

- | | |
|--|----------------------|
| i. Soliddd Corp. | Bldg. 131, Suite 208 |
| ii. Daedalus Design & Production, Inc. | Bldg. 127, Suite 101 |

7D. CBRE, Inc. Leasing Agent Agreement

As to items 7vii and 7viii, these were included as walk-on items.

Being duly made, a motion to approve all leasing items in 7A, 7B, 7C, and 7D was carried.

8A. Resolved, that BNYDC is authorized to enter into a replacement credit line with Sterling National Bank in accordance with the terms presented to the Board.

8B. Resolved, that BNYDC is authorized to (i) re-authorize certain policies in accordance with the requirements of the NYS Public Authorities Law (“PAL”) and (ii) re-appoint a Real Property Contracting Officer pursuant to PAL Requirements.

8C. Resolved, that BNYDC is authorized to modify the existing COVID-19 Rent Relief Policy as outlined in the Board memo.



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Development Corporation
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8D. Resolved, that BNYDC is authorized to allow all current and future Senior Vice Presidents of BNYDC to act as signatories on behalf of BNYDC for contracts with values up to \$40,000.

8E. Resolved, that BNYDC is authorized to enter a contract with Advanced Electronic Solutions, Inc. for the purchase and installation of certain security software and equipment.

8F. Resolved, that BNYDC is authorized to enter into a Collective Bargaining Agreement with the Local 30 International Union of Operating Engineers with respect to BNYDC's boiler mechanics.

8G. Resolved, that the Board of Directors ratified the Collective Bargaining Agreement with the Local 553 International Brotherhood of Teamsters with respect to BNYDC's security officers, concierge officers, and sergeants.

Being duly made, a motion to approve items 8A – 8G 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, the Chairman called for a motion to adjourn the meeting, which was duly made and carried.

Paul Kelly, Secretary of the Corporation