

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: June 23, 2021 Minutes

DATE: September 22, 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 June 23, 2021.

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

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

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 April 14, 2021 be accepted.

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

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

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

4B. Resolved, that the Operating and Capital Budget for Fiscal Year 2022 be approved.

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

5A. Resolved, that BNYDC be authorized to enter into a professional services contract with Velocity Architecture & Engineering Group, D. P. C. for façade repair, design and special inspection services at Building 77.

5B. Resolved, that BNYDC be authorized to enter into a professional services contract with Vidaris, Inc. for façade repair and roof replacement, design and special inspection services at Building 280.

Being duly made, a motion to approve items 5A and 5B was carried.

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

6A. New Leases:

- | | | |
|-------|------------------------------------|----------------------------|
| i. | Imvela Corp. | Bldg. 77, Suite 907 |
| ii. | Haddad's Inc. | Kent Avenue Lot |
| iii. | Reversible Destiny Foundation Inc. | Bldg. 212, Suite 505 |
| iv. | Amogy Inc. | Bldg. 74, Suite 101 |
| | | Bldg. 74, Outdoor 1 |
| v. | Egg Collective, L.L.C. | Bldg. 5, Suite 502 |
| vi. | Aurate, LLC | Bldg. 303, Suites 603, 604 |
| vii. | Aquis Hairsciences Inc | Bldg. 303, Suite 803 |
| viii. | Synchron, Inc. | Bldg. 303, Suite 501 |
| ix. | Auto Tech 113 LLC | Bldg. 3, Suite 1002 |

6B. Renewal Leases:

- | | | |
|-------|--------------------------------------------------|----------------------------------------------|
| i. | Priceless Resource, Inc. | Bldg. 11, Suite 102 |
| ii. | Constantine Karalis | Bldg. 58, Suite 3B |
| iii. | Rubinstein Van Lines, Inc. | Bldg. 275, Suite 404 |
| iv. | Paul Campbell dba Paul Campbell Studio | Bldg. 5, Suite 202 |
| v. | Barronarts LLC | Bldg. 280, Suite 501 |
| vi. | Dieu Donne Paper Mill, Inc. | Bldg. 3, Suite 602 |
| vii. | Michelle Rosenberg dba Michelle Rosenberg Design | Bldg. 280, Suite 610 |
| viii. | ATZ Trading, Inc. | Bldg. 120, Suite 102 |
| ix. | Scenic Corp. of NY | Bldg. 51, Suite 101 |
| x. | Scenic Corp. of NY | Bldg. 292, Suite 201 |
| xi. | Scenic Corp. of NY | Bldg. 292, Suites 102, 103,
106, 107, 110 |
| xii. | Prospect Woodworks Inc | Bldg. 5, Suites 304, 306 |

6C. Expansion Lease:

- | | | |
|----|------------------------|----------------------------|
| i. | Wavelength Productions | Bldg. 212, Suites 501, 502 |
|----|------------------------|----------------------------|

6D. Other

- | | | |
|-----|----------------|----------------------|
| i. | SWM Sweets LLC | Bldg. 303, Suite 704 |
| ii. | Te Parlor LLC | Bldg. 303, Suite 703 |

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

7A. Resolved, that BNYDC be authorized to enter into a lease amendment with Korean Kookery LLC dba We Rub You.

7B. Resolved, that the Board of Directors ratify the Collective Bargaining Agreement with the Local 3 International Brotherhood of Electrical Workers.

7C. Resolved, that BNYDC be authorized to modify the existing Real Property Acquisition and Disposition Policy and the Leasing Rate Guidelines.



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

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

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

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