

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: September 22, 2021 Minutes

DATE: December 8, 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 September 22, 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	Jane Marshall
William Cruz	Amani Martin
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 June 23, 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 enter into a change order for an existing construction contract with Vanguard Construction and Development Company, Inc. to amend the authorized amount from \$4,759,266 to \$5,553,601.

5B. Resolved, that BNYDC be authorized to enter into a construction contract with Sasco Construction Service LLC for Building 3 façade renovation work.

5C. Resolved, that BNYDC be authorized to enter into a change order for an existing construction contract with J.S.K. Construction Corp to amend the term for an additional year and increase the authorized amount from \$999,559 to \$1,246,236.

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

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

6A. New Leases:

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| i. | Breakfast LLC | Bldg. 303, Suites 805, 806 |
| ii. | King Street Kitchen, LLC | Bldg. 303, Suite 808 |
| iii. | Systech NYC LLC | Bldg. 303, Suite 803 |
| iv. | Studio Hansraj LLC | Bldg. 62, Suite 301 |
| v. | Yoga Democracy of AZ LLC | Bldg. 303, Suite 608 |
| vi. | Woodley Equipment Company Inc. | Bldg. 212, Suite 209 |
| vii. | Tarform Inc. | Bldg. 303, Suite 801 |
| viii. | Donovan Studios, LLC | Bldg. 212, Suite 308 |
| ix. | Armada New York LLC | Bldg. 303, Suites 705, 706 |
| x. | Stephen Burks Man Made, LLC | Bldg. 212, Suite 503 |
| xi. | Algramo North America Distribution, Inc. | Bldg. 212, Suite 302 |
| xii. | 1001 Rug Tales, LLC dba Saffron Bloom | Bldg. 212, Suite 303 |
| xiii. | Storytellers & Creators, LLC | Bldg. 212, Suite 201 |

6B. Renewal Leases:

- | | | |
|------|---|----------------------|
| i. | N.Y. Orthopedic USA, Inc | Bldg. 280, Suite 702 |
| ii. | Schematic, LLC | Bldg. 5, Suite 308 |
| iii. | Reem Plumbing & Heating Corp. and Thermomechanics Corp. | Bldg. 5, Suite 205 |
| iv. | Paula Rubenstein, Ltd. | Bldg. 275, Suite 401 |
| v. | Nadia Belalia dba Nadia Belalia Design | Bldg. 280, Suite 415 |
| vi. | Melissa Howard dba Stock Vintage Goods | Bldg. 5, Suite 201 |
| vii. | Cherubini LLC | Bldg. 120, Suite 201 |

6C. Expansion Lease:

- | | | |
|----|--------------------------|---------------------|
| i. | F. Schumacher & Co., LLC | Bldg. 77, Suite 704 |
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6D. Other

- | | | |
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| i. | Te Parlor LLC | Bldg. 303, Suite 602 |
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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 with Eggs All Day, Inc. dba The Marlow Collective.

Being duly made, a motion to approve item 7A was carried.

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



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

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Brooklyn, NY 11205

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