

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: September 23, 2020 Minutes

DATE: December 9, 2020

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 23, 2020.

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

| | |
|------------------------|----------------------|
| Henry B. Gutman, Chair | Edward Mafoud |
| Rotimi Akinnuoye | Jane Marshall |
| Ofer Cohen | Amani Martin |
| William Cruz | Ronald McCain |
| Lisa Davis | Donald McQuade |
| Adam Friedman | Ramon Peguero |
| Abby Hamlin | Wendy Rowden |
| Kei Hayashi | Carlo Scissura |
| Jillian Joseph | Steven Sinacori |
| Meredith Kane | William Turner |
| Joseph Kohl-Riggs | Lester Young |
| Joel Leitner | 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 June 24, 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 Audited Financial Statements for Fiscal Year 2020.

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

5A. Resolved, that BNYDC is authorized to enter into a construction contract with BEGU General Contractors Inc. for Annex Roof Repairs at Building 127.

Being duly made, a motion to approve item 5A was carried.

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

6A. New Leases:

- | | |
|---|---------------------------|
| i. Kintra Fibers, Inc. | Bldg. 212, Suite 305 |
| ii. Gallery Restoration LTD. dba Gallery Kitchen & Bath | Bldg. 212, Suite 301 |
| iii. Zagami Piccolini, LLC | Bldg. 3, Suite 1100 |
| iv. Brooklyn Sprout Social Enterprise, LLC | Bldg. 212, Suite 408 |
| v. Indulgence-Lab LLC | Bldg. 275, Suite 405 |
| vi. Andrew Tyson LLC dba Skilset | Bldg. 5, Suite 305, 307 |
| vii. Sulsung Foods | Bldg. 303, Suite 709 |
| viii. Chapter & Verse LLC | Bldg. 77, Suite 509 |
| ix. CreateMe Technologies LLC | Bldg. 303, Suite 703, 704 |
| x. Smart Design, Inc. | Bldg. 127, Suite 302 |

6B. Expansion Leases:

- | | |
|--|----------------------|
| i. National Elevator Cab & Door Corp. | Bldg. 22, Suite 201 |
| ii. Noho Health Solutions, LLC dba Care/Of | Bldg. 77, Suite 403 |
| iii. Sherman-Abrams Laboratory, Inc. | Bldg. 292, Suite 411 |

6C. Renewal Leases:

- | | |
|---|----------------------|
| i. Smalls Electrical Construction, Inc. | Bldg. 3, Suite 1107 |
| ii. Ting Yih dba Ting Yih Co. | Bldg. 120, Suite 205 |

6D. Legacy Real Estate Brokerage Commission

As to items 6Aix, 6Ax, and 6D, these were included as walk-on items.

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

7A. Resolved, that BNYDC is authorized to revise the COVID-19 Rent Relief Policy to reflect the terms presented to the Board.

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.

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