



Brooklyn Navy Yard  
Development Corporation  
BrooklynNavyYard.org

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

# THE BROOKLYN NAVY YARD DEVELOPMENT CORPORATION FY 2021 PERFORMANCE MEASUREMENT REPORT

*Our Mission*

BNYDC’s mission is to fuel New York City’s economic vitality by creating and preserving quality jobs, growing the City’s modern industrial sector and its businesses, and connecting the local community with the economic opportunity and resources of the Yard.

*Our Vision*

BNYDC believes that the industrial sector can and will flourish in New York, employing a diverse cross-section of New Yorkers in jobs that offer real career pathways. BNYDC’s vision is a vibrant and dense, modern manufacturing community where businesses are provided the stability needed to invest, grow, and thrive. As the Yard grows, BNYDC will facilitate the expansion of key uses that enable the success of the Yard’s tenant businesses and support the stabilization and growth of the industrial sector. As the economic opportunity at the Yard increases, BNYDC will strive to find new and better ways to reach out to and partner with the local community to access these benefits.

BNYDC has the following performance measures:

**I. Creates and preserves quality jobs**

**FY21 JOB PLACEMENT DASHBOARD**

Categories	FY21 Goals	Actuals as of July 1, 2020 – June 30, 2021
Permanent and Temporary Hires	N/A	151
Hires on Yard	95%	99%
Average Salary	\$16.40/hour (\$30,000 average per year for full time)	\$17.10/hour
%Full Time Roles	80%	83%
% Jobs Offering Health Care	35%	54%
%Catchment Area Residents	60%	53%
%Brooklyn Residents	80%	87%
%NYCHA Placements	25%	21%
%Long Term Unemployed	20%	30%



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%Previously Incarcerated or Convicted	10%	14%
%Veterans	5%	3%

\*\*Catchment area includes the following zip codes: 11201, 11205, 11206, 11211, 11213, 11216, 11217, 11221, 11231, 11238, and 11249

**Workforce Training Programs**

The BNYDC Employment Center conducted three fall/winter pilot trainings (two management and one CNC training), with great feedback from both participants and employers. To meet the demand for high-skilled labor within our local workforce, we are providing both local jobseekers and incumbent workers on the Navy Yard with dedicated upskilling in CNC Machining. By leveraging an on-site CNC facility and our 300-acre ecosystem of manufacturers, our Adult Upskill Training program will help jobseekers overcome obstacles posed by COVID-19, automation, and the evolving needs of employers. This April 16, 2022, following several pilot programs, the Employment Center launched an Adult Upskill Training for CNC Machining. The 15-week training—divided into Beginner (10 weeks) and Intermediate (5 weeks) sessions—provides hands-on instruction on CNC tools and software. The program is produced in partnership with Nanotronics, an advanced machines and intelligence company located at the Navy Yard, and will serve ten participants (66% incumbent workers, 33% community workers) each in a spring 2022 and fall 2022 session.

**Brooklyn STEAM Center**

Since March 2021, the Brooklyn STEAM Center has been operating in a blended learning environment, with about 20% of scholars attending in-person and the rest attending remotely. Work-based learning continues with virtual and in-person guest speakers, tours, and special projects. After school and Saturday projects have been running since May 2021 to provide additional support to scholars to gain the industry skills they were not able to practice over the last year.

**Internships**

In the second round of the Internship to Employment Program that launched in February 2021, 25 recent CUNY graduates were matched with both Yard and off-Yard companies in 7-week internships. When the internship concluded, 13 interns were hired by their host company and 2 other interns acquired full-time jobs outside of the program. The Brooklyn Navy Yard Development Corporation will provide a partial wage subsidy to businesses that have hired their interns for the first 5 months of employment and regular professional development activities to the hired interns throughout the length of the program. CUNY Central has replicated this model citywide and is currently matching candidates with businesses around the city for the next Internship to Employment Program, set to begin during summer 2021.

Sixteen current students from Brooklyn College, New York City College of Technology, Medgar Evers College, Kingsborough Community College, and St. Francis College completed credit-based internships this spring with Yard companies and departments.

The matching process is underway for the Brooklyn Navy Yard Development Corporation’s flagship summer college internship program. This summer the Workforce Development team plans to match at least 60 students to internships with Yard companies and departments. The first session of the program began on June 7, 2021. Interns will receive weekly professional development support from the Workforce Development team during the program.

In June 2021, BNYDC will launch the Real Estate Fellowship Program in partnership with Governors



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Island and CUNY, where 10 CUNY students will participate in a paid 8-week full-time internship with five Brooklyn Navy Yard and Governors Island departments—Property Management, Leasing, Development, Design and Construction, and Horticulture. Following the internship, participants will continue working with their departments part-time for 36-weeks with the goal of each intern being hired by an employer in the real estate industry following the end of the fellowship.

## II. **Anchor New York City’s modern industrial sector and its businesses**

### A. Building 3

- i. BNYDC is obtaining City permits and approvals to begin work on the subdivision and fit-out of Pratt’s space on the 7th Floor.

### B. Building 20

- i. Nanotronics cut the ribbon on its new facility in May 2021. They will open once they substantially complete the remaining construction work.

### C. Building 50

- i. BNYDC is preparing to kickoff a renovation of the building, which will be funded with City Capital. The project will consist of a “vanilla box” renovation to meet the needs of either:
  - 1. A particular BNY tenant that is considering expanding into the building, or
  - 2. A typical BNY industrial tenant.
- ii. The next step will likely be procuring a designer, most likely from BNYDC’s list of “on-call” design firms. Note, this work will be separate from the roof and fire suppression work already underway.

### D. Building 77

- i. Development is working on various ways to support ground floor tenants, including issuing an RFP in May 2021 for a consultant to advise on several operational and business issues. Tenants that have opened continue to deal with lower foot traffic due to COVID-19. Those that have not yet opened are navigating complex permitting issues and other challenges. BNYDC’s support includes troubleshooting during design and build-out, free or deferred rent, and business support services.

### E. Building 127

- i. Base building construction is complete, and BNYDC has drawn down tax credit equity and earned its developer fee. Development work now includes coordinating landlord work and TI funding for Smart Design on the 3rd Floor.

### F. Building 131

- i. In June 2019, the Board authorized procurement of a contractor to remediate the ground floor. In March 2020, we received bids. BNYDC was in the process of selecting a contractor when City Capital spending was paused. Office of Management and Budget has “unfrozen” the capital funding for the remediation. BNYDC is working with the lowest bidder to accommodate additional minor scope items and finalizing the budget, schedule, and next steps.

### G. Battery Barge

- i. After signing a term sheet, BNYDC recently submitted a draft lease to NYC Energy to operate a floating energy storage barge in Wallabout Channel.



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- H. Equity Incubator
  - i. BNYDC received 21 responses to the RFEI for an operator of an incubator focused on the entrepreneurial and other business needs of underserved communities. BNYDC staff evaluated these proposals and selected 15 firms to participate in the next phase of procurement—an RFP that BNYDC anticipates issuing in the near future.
- I. Steiner Studios Expansion
  - i. BNYDC is negotiating with Steiner to execute leases on all remaining parcels that are part of the 50-acre media campus expansion.
  - ii. At Building 664, Steiner has repaired basic life-safety building systems.
  - iii. Backlot is paved, and the container wall is nearly complete.
  - iv. The Kent Avenue Stages received a Temporary Certificate of Occupancy.
  - v. Steiner is continuing construction of the infrastructure loop at the Naval Annex.
- J. Welding Lab
  - i. BNYDC has obtained a Certificate to Proceed from the Office of Management and Budget and has signed a contract with the architect. BNYDC staff has engaged a design team and has been finalizing direction on design and use of the facility with the Harbor School, the STEAM Center, and the Department of Education. OMB recently “unfroze” project funds and BNYDC has restarted design and is once again moving forward with the project.
- K. Development of Master Plan Sites
  - i. Working with other departments, the Development team is continuing to do pre-development work, including preparing schedules, financial analyses, and strategies regarding financing, leasing, design, and more.
  - ii. BNYDC is continuing discussions with National Grid and is defining next steps and a timeline for NG’s environmental remediation of this site.

### III. **Connect the local community with the resources and economic opportunities at the Yard**

#### **EXHIBITS AND PROGRAMS DATA**

##### **Exhibits & Programs**

As COVID-19 restrictions were lifted, the Exhibits and Programs team is proud to report on our new and ongoing initiatives helping the public to reengage with the Yard:

***Taste of the Yard*** is a new series that brings together Yard-based food and beverage companies for conversation and collaboration. Each episode takes the viewer inside one food manufacturer and one beverage business, with staff members revealing insights into how the business was formed and showing how to make some of their signature dishes and drinks. Menus and recipes are provided and links to order from our businesses, so viewers can “eat along” with every episode. The series is releasing one episode per month during May through September 2021.

**NYCxDESIGN’s *Design Days*** came back in virtual form for 2021. The Yard co-sponsored “Product Design Day” on Monday, May 17 with one of the Yard’s newest tenants, Smart Design. Together, the team hosted the panel “Innovating Today for Tomorrow,” which featured fellow Yard tenants Farmshelf and Terreform ONE. BNYDC Architect Rosario D’Urso also led an informative tour of Building 127, while Bednark Studio was featured in the tour “Behind the Build.”

The spring kicked off with a new partnership with Brooklyn Academy of Music and its ***BAM 1:1 Concert Series*** at the Brooklyn Navy Yard. Nestled in secluded corners of the Yard, acclaimed artists from the



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Silkroad Ensemble performed to audiences of just one individual. Each concert was ten minutes and socially distanced. Visitors were escorted to and from each location, with over 150 people visiting our site over two weekends: May 8-9 and May 15-16, 2021.

In June, **Kinesis Dance Project** has brought back its ongoing dance “Search (light) / First Steps.” The company of half a dozen dancers set a site-specific work on the 15th floor of Building 77 and allowed tenants, staff, and neighbors into their rehearsals on June 10 and June 17 to go “behind the dance” in a series they called “Revealing Dances.” A final performance occurred on June 18, where free tickets were also made available to the BNY community. In total, over 100 free tickets to dance were provided to the Yard and its community to enjoy safe, socially distanced performances on the expansive 15th floor.

**Turnstile Tours & Studio** continues to offer engaging family-friendly programs. In June, the organization started hosting on-site bike tours for groups of fewer than ten visitors. These groups can now enjoy site tours outdoors with the experience culminating in Building 77. Turnstile also continues to feature the Yard in several of their programs, including a *Jane’s Walk* mini artist studio celebrating the public art program held on May 7 and a National Maritime Day trivia night held on May 22.

BNYDC launched a new series this summer, **Yard Beats & Eats**, which will be held each Thursday night in July and August, bringing a band or a DJ to the forecourt of 77. Restaurants will provide food and beverage specials and there will be additional public programming such as trivia, drawing classes, and pop-up markets to make each Thursday unique.

Finally, a **Community Summer Break Giveaway** took place on June 26, in the forecourt of Building 77. Working with several on-site businesses focused on community aid, resources, and empowerment, families will be able to get free books from **Brooklyn Book Bodega (“BBB”)**, and diapers and other essentials from the nonprofit **Little Essentials**.

### **Government & Community Affairs**

The Myrtle Avenue Restoration Project (MARP) continues operating its **Fresh Food Pantry** out of the Navy Yard. BNYDC continues to provide a free space in Building 3 for volunteers to receive, sort, and pack groceries. This new space is larger than the previously provided free space in Building 212, allowing more room for food storage and volunteer engagement. Groceries are delivered biweekly into the community including to residents of Whitman, Ingersoll, Farragut, and Atlantic Terminal. Since the pandemic began, the Pantry has made over 75,000 deliveries of over 1.75M pounds of food to local residents.

In April, **BBB** moved out of its free space on the Mezzanine level and into a new space on the third floor of Building 77. BNYDC continues to provide public drop-off bins in Building 77, where approximately 1,000-1,500 books are donated monthly. In June, BBB will host its first public book event (since the pandemic) in Building 77, which is part of our larger *Community Summer Break* programming.

Finally, BNYDC continues to provide free space in Building 3 for **Bike NY’s Bike Mechanic Program** (and bike storage). This program trains formerly incarcerated New Yorkers from the Fort Greene/Clinton Hill neighborhood to become bike mechanics who then go on to work for Citi Bike.

### **Business Support Services**

BSS continues to provide referrals and technical support to all tenants seeking economic relief aid and grants. With the **Second Draw of Paycheck Protection Program (PPP)** having closed in May, BSS successfully increased the number of tenants securing funding in this round, with a significant increase



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to our MBE companies receiving awards. To do so, BSS conducted targeted outreach (via email, surveys and phone calls) and partnered with *Lendistry*, a minority-owned CDFI, to provide tenants with one-on-one technical assistance during the PPP application process. We are proud to report on the following outcomes of this work:

- Total of 175 second round awards, up from 157 awards in first round (11% increase)
- 37% increase of confirmed applications from MWBEs
- 68% increase of confirmed applications from MBE
- 70% of all PPP awards were received through BNY partners

In addition to targeted financial support, we continue to provide trainings and technical support to a cohort of thirteen MBE tenants. Launched in September 2020, our year-long ***Moving Past a Million (MPM)*** initiative provides targeted support to minority tenants seeking to make strategic changes and pivots that will lead to business transformation, increased sales, and the ability to hire new employees. We are proud to report on the following outcomes to date:

- 90% of participants have been connected to PPP loans
- 90% of participants report greater confidence in their ability to access capital and feel better positioned for long-term financial success
- 85% of participants have already reported increased business development opportunities through the program

Following the program's completion in June, we will continue to assist the cohort of businesses through our planned MPM alumni programming this fall. Additionally, we look forward to relaunching the MPM program again this September and opening this opportunity to female-owned businesses as well.