



Brooklyn Navy Yard  
Development Corporation  
BrooklynNavyYard.org

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

**TO:** Board of Directors

**FROM:** Paul Kelly, General Counsel and Executive Vice President

**SUBJECT:** April 19, 2023 Minutes

**DATE:** June 14, 2023

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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, Building 77, Suite 801, Brooklyn, New York on April 19, 2023.

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

Henry B. Gutman, Chair	Adam Friedman
Marco Carrion	Camille Hastick
Edward Mafoud	Joseph Kohl-Riggs
Dr. Lester Young	Ofer Cohen
Rotimi Akkinuoye	Steven Sinacori
Kei Hayashi	Ronald McCain
Gabrielle Fialkoff	Wendy Rowden
Meredith Kane	Joel Leitner
William Turner	Jocelyne Rainey
Jillian Joseph	Sam Stern
William Cruz	

Due to the COVID-19 pandemic, some 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 February 23, 2023 be accepted.  
  
Being duly made, a motion to approve item 2 was carried.
3. The President and the Chair gave their reports.
- 4A. Wimal Ariyawansa presented the FY23 Mid-Year Consolidated Budget Comparison for July-December 2022; a non-voting item.
- 4B. Resolved, that Kai-yan Lee is authorized as a new authorized signatory, and that Johanna Greenbaum is removed as an authorized signatory.
- 5A. Resolved, that BNYDC be authorized to enter into a construction service contract with Lomma Construction Corp. in relation to the Pier D Demolition and Bulkhead Stabilization in the amount of \$7,172,645 plus 15% contingency.

- 5B. Resolved, that BNYDC be authorized to enter into a construction service contract with SJS Construction Co. Inc. in relation to the constriction of She Wolf Bakery in Building 77’s Production C Space in the amount of \$3,770,427.00 plus 15% contingency.
- 5C. Resolved, that BNYDC be authorized to enter into a professional service contract with either Spacesmith LLP, Urbahn Architects, or Mitchell Giurgola Architects, who were the top three proposal received, in relation to the STEAM Center Expansion Design in the amount not to exceed \$950,000 plus 15% contingency.
- 5D. Resolved, that BNYDC be authorized to enter into a construction service contract with TR Pipe in relation to the Building 280 Steam Line Relocation in the amount of \$4,337,000 plus 15% contingency.
- 5E. Resolved, that BNYDC be authorized to enter into a construction service contract with Timbil Mechanical in relation to Building 3 Steam Heating Distribution Repair in the amount of \$148,000 plus 15% contingency.
- 5F. Resolved, that BNYDC be authorized to enter into a construction service contract with The Franklin Company Contractors, Inc. in relation to Berth 14A Sinkhole Repair in the amount of \$1,156,007 plus 15% contingency.
- 5G. Resolved, that BNYDC be authorized to amend a professional service contract with H2M Architects & Engineers, Land Surveying and Landscape Architecture, D.P.C. in relation to Phase 2 of the Backflow Prevention Project to amend the authorized amount by \$240,465 for a total of \$799,665.
- 5H. Resolved, that BNYDC be authorized to enter into a maintenance service contract with Elevated Technologies, Inc. d/b/a Metro Elevator in relation to Elevator Maintenance for Building 3, 5, and 280 in the amount of \$910,332.
- 5I. Resolved, that BNYDC be authorized to enter into a professional service contract with Ramboll Group in relation to the creation of a Resilience Plan in the amount of \$200,000.

Being duly made, a motion to approve items 5A — 5I was carried.

6A — 6C resolved, that the following leasing actions be approved.

6A. New Leases

i. Hungry House, Inc.	Bldg. 77	Suite 108
ii. Renovate Robotics, Inc.	Bldg. 3	Suite 604
iii. LEOGNER Inc.	Bldg. 3	Suite 1006
iv. Viventium Software, Inc.	Bldg. 212	Suite 202
v. Institute For Community Equity and Sharing, Inc.	Bldg. 3	Suite 312
vi. Kintra Fibers, Inc.	Bldg. 303	Suite 601
vii. Thalo Labs, Inc.	Bldg. 77	Suite 408

6B. Lease Expansions and Amendments

i. Amogy, LLC	Bldg. 212	Suite 503
ii. Studio Hansraj	Bldg. 280	Suite 604
iii. Lost and Found Props, LLC	Bldg. 212	Suites 408, 409, 410



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iv. Revivn Public Benefit Corporations	Bldg. 77	Suite 605
6C. Renewal Leases		
i. Hip Hop Closet Inc.	Bldg. 77	Suite 607
ii. D.S. & Durga, LLC	Bldg. 77	Suite 608
iii. Elizabeth Kennedy Landscape Architect PLLC	Bldg. 275	Suite 202
iv. Justin Paul Inc.	Bldg. 3	Suite 402
v. Velvet Caviar Group Inc.	Bldg. 77	Suite 706
vi. Anne Collier Inc	Bldg. 280	Suite 221
vii. Turntable Lab Inc.	Bldg. 3	Suites 807, 808

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

Mr. Gutman then noted that the voting portion of the meeting had ended, and 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.

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Paul Kelly, Secretary of the Corporation