

**TO:** Board of Directors

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

**SUBJECT:** December 7, 2022 Minutes

**DATE:** February 8, 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 December 7, 2022.

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

Henry B. Gutman, Chair	Adam Friedman
Lester Young	Jane Marshall
Carlo A. Scissura	Joseph Kohl-Riggs
Joel Leitner	Marco Carrion
Bill Cruz	Meredith Kane
Kei Hayashi	Ofer Cohen
Wendy Rowden	Ronald McCain
Amani Martin	Toni Yuille Williams
Camille Hastick	William Cruz
Jillian Joseph	Lisa Davis
Steven Sinacori	William Turner
Ramon Peguero	

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 September 28, 2022, be accepted.

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

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

4A. Wimal Ariyawansa presented the FY23 Consolidated Budget for July-October 2022 FYTD, a non-voting item.

5A. Resolved, that BNYDC be authorized to enter into a construction services contract with East Coast Builders Group LLC in relation to Building 280 façade renovation and roof replacement in the amount of \$4,679,401.00 plus 15% contingency.

5B. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing construction services contract with Probuildero Corp. for additional services associated with Building 77 façade renovations and to amend the authorized amount by \$300,000.00, for a total of \$1,616,670.00 inclusive of all contingencies.

5C. Resolved, that BNYDC be authorized to enter into a construction service contract with Lee Wertz Inc. in relation to Building 77 Production C Space in the amount of \$3,432,141.29 plus 15% contingency.

5D. Resolved, that BNYDC be authorized to enter into a service contract renewal with Siemens Industry Inc. in relation to Building 77's fire alarm system testing, inspection, and emergency support services in the amount not to exceed \$309,436.00.

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

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

6A. New Leases

i.	Art for Film, LLC	Bldg. 303	Suite 608
ii.	Home Record LLC	Bldg. 212	Suite 306
iii.	Ori, Inc.	Bldg. 212	Suite 403
iv.	Yello, LLC	Bldg. 280	Suites 608, 609
v.	Zeph Colombatto Photography	Bldg. 280	Suite 801
vi.	Pave Motors, Inc.	Bldg. 303	Suite 502

6B. Renewal Leases

i.	Barnett Spices of NY Inc.	Bldg. 280	Suite 505
ii.	Pamela Talese <i>d/b/a</i> Pamela Talese Studio	Bldg. 62	Suite 304
iii.	Leeway Home, Inc.	Bldg. 303	Suite 503
iv.	Michelle Greene	Bldg. 280	Suite 613
v.	Sour Studio LLC	Bldg. 280	Suite 504

6C. Lease Expansions and Amendments

i.	Sherman-Abrams Laboratory Inc.	Bldg. 292	Suites 322, 326, 409
ii.	Courtney Washington, LLC	Bldg. 275	Suite 408
iii.	Indulgence Lab LLC	Bldg. 275	Suite 406
iv.	Tip Top Props LLC	Bldg. 3	Suite 703
v.	Nanotronics Industrial, LLC	Bldg. 303	Suite 609

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

7A. Resolved, that BNYDC be authorized to enter into three leases with Invenergy LLC to establish an operations and maintenance facility to support an offshore wind farm.

Being duly made, a motion to approve 7A 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.



Brooklyn Navy Yard  
Development Corporation  
BrooklynNavyYard.org

Building 77  
141 Flushing Ave, Suite 801  
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.

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Paul Kelly, Secretary of the Corporation