



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:** February 8, 2023 Minutes

**DATE:** April 19, 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 February 8, 2023.

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

Henry B. Gutman, Chair	Meredith Kane
Adam Friedman	Ofer Cohen
Camille Hastick	Ronald McCain
Carloa A. Scissura	Rotimi Akkinuoye
Jillian Joseph	Sam Stern
Joseph Kohl-Riggs	Toni Yuille-Williams
Kei Hayashi	Wendy Rowden
Lester Young	William Turner
Lisa Davis	Marco Carrion

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 8, 2023 be accepted.  
  
Being duly made, a motion to approve item 2 was carried.
3. The President and the Chair gave their reports.
4. Wimal Ariyawansa presented the FY23 Mid-Year Consolidated Budget Comparison for July-December 2022; a non-voting item.
- 5A. Resolved, that BNYDC be authorized to enter into a professional services contract with Citywide Elevator Consulting LLC in relation to the 50 elevators BNYDC operates and maintenance in the amount of \$269,190.00 plus 15% contingency.
- 5B. Resolved, that BNYDC be authorized to enter into a construction service contract with Inter Contracting Corporation in relation to the reconstruction of Fifth Street and Ordnance Avenue parking lot in the amount of \$2,433,544.00 plus 15% contingency.

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

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

6A. New Leases

i. Mattison Millworks, LLC	Bldg. 5	Suite 303
ii. Empire Medical & Dental Supplies Inc.	Bldg. 3	Suite 404
iii. Homeio LLC	Bldg. 77	Suite 707
iv. Legacy J Studios LLC	Bldg. 120	Suite 206
v. Shinkei Systems, Corp.	Bldg.77	Suite 703

6B. Renewal Leases

i. BNY Construction Inc.	Bldg. 3	Suite 301
ii. SITU Studio LLC d/b/a SITU Fabrication	Bldg. 132	Suite 101
iii. GFD Courier Corp.	Bldg. 292	Suite 405
iv. Office Zone Solutions Inc. d/b/a All County Business Essentials	Bldg. 292	Suite 105

6C. Lease Expansions and Amendments

i. Amogy, LLC	Bldg. 212	Suite 509
ii. 10xBeta, LLC	Bldg. 303	Suite 809

6D. Lease Other

i. Art for Film, LLC (Lease Revisions)	Bldg. 303	Suite 607
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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 reappoint certain existing Officers of BNYDC and Directors of Corporate Subsidiaries and to appoint certain new Officers of BNYDC and Directors of Corporate Subsidiaries.

7B. Resolved, that BNYDC be authorized to enter into a lease with New Lab LLC (“Newlab”), or an entity to be formed by Newlab, for Suite 901 of Building 303 for a biotechnology incubator.

7C. Resolved, that BNYDC be authorized to enter into a lease amendment with GMD Enterprises Corp. to add and subtract certain areas to the leased premises.

As to item 7B and 7C, these items were included as a walk-on.

Being duly made, a motion to approve all items in 7A — 7C 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.



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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