

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: September 28, 2022 Minutes

DATE: December 7, 2022

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 September 28, 2022.

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

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

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 June 22, 2022, be accepted.

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

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

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

4B. Wimal Ariyawansa presented the FY22 Audited Financial Statements.

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

5A. Resolved, that BNDYC be authorized to enter into a contract amendment for an existing design and construction administration services contract with H2M Architects, Engineers, Land Surveying & Landscaping Architecture, D.P.C. for additional services associated with substations and/or boilers related

to FEMA-funded recovery work resulting from Hurricane Sandy and to amend the authorized amount by \$1,245,710, for a total of \$6,384,545.67 plus 15% contingency.

5B. Resolved, that BNYDC be authorized to enter into a construction services contract with TDI Construction Inc. in relation to Berth 14A sinkhole repair in the amount of \$843,419.00 plus 15% contingency.

5C. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing construction services contract with J.S.K. Construction Corp. in relation to sidewalk sheds at Buildings 3, 5 and 280 to extend the contract by one year and to amend the authorized amount by \$240,481.00, for a total contract price of \$1,486,717.00 plus 15% contingency.

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

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

6A. New Leases

i. Pave Motors, Inc.	Bldg. 303	Suite 809
ii. Guilad Katz	Bldg. 280	Suite 815
iii. Brooklyn Book Bodega	Bldg. 77	Suite 407
iv. Courtney Washington, LLC	Bldg. 275	Suite 407
v. Julie Ryan	Bldg. 62	Suite 206
vi. Karen Schifano <i>d/b/a</i> Karen Schifano Art	Bldg. 280	Suite 803
vii. TKrasnow, Inc.	Bldg. 280	Suite 822
viii. Sunny Sixteen, Inc.	Bldg. 280	Suite 823
ix. Manuel Espinoza <i>d/b/a</i> M.E. Woodworking	Bldg. 275	Suite 204
x. Construct Brooklyn, Inc.	Bldg. 5	Suite 501

6B. Renewal Leases

i. Hub Woodworks, LLC	Bldg. 120	Suites 210, 211
ii. The Sodium Ranch LLC	Bldg. 3	Suite 205
iii. Ehrenfeld Associates Inc.	Bldg. 27	Suite 103
iv. Childhood Dreams LLC	Bldg. 275	Suite 303
v. Beth Campbell Studio	Bldg. 3	Suite 401
vi. Lost & Found Props LLC	Bldg. 3	Suite 403
vii. Zea Lighting Strategies LLC	Bldg. 77	Suite 405
viii. Terry Design Inc.	Bldg. 120	Suites 209, 212, 213, 215
ix. Collaborative Urban Sculpture Inc. <i>d/b/a</i> Conjunctive Arts	Bldg. 275	Suite 203

6C. Lease Expansions and Amendments

i. Bob & Sons Refinishing	Bldg. 280	Suite 601
ii. Devore Fidelity Ltd. & Anthony Abbate Inc.	Bldg. 280	Suite 506
iii. DFORM Inc.	Bldg. 5	Suite 311

- iv. F. Schumacher & Co. LLC Bldg. 77 Suite 701
- v. Duggal Visual Solutions, Inc. Bldg. 303 Suite 604

6D. Lease Other

- i. JLR Realty, Inc. Commission (Construct Brooklyn, Inc. Lease)
- ii. New Lease to The Black Cake Company, LLC

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

7A. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing professional services contract with Dutch Street Consulting as a marketing consultant, in the amount of \$175,000 (\$84,000 of which is for the original scope of work).

7B. Sebastian Andersson presented a report back on a previously authorized contract for an owner's representative for the pre-development phase for the first master plan building. Mr. Andersson reported that the contract price was \$96,000 and the contract was awarded to Gardiner & Theobald.

Being duly made, a motion to approve item 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.

With no further business to conduct, Mr. Gutman called for a motion to adjourn the meeting, which was duly made and carried.

Paul Kelly, Secretary of the Corporation