

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: December 11, 2024 Minutes

DATE: February 5, 2025

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 11, 2024.

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

Henry B. Gutman, Chair	Joseph Kohl-Riggs
Rotimi Akinnuoye	Joel Leithner
Leah Archibald	Ronald McCain
Ofer Cohen	Roman Peguero
Bill Cruz	Jocelynn Rainey
Lisa Davis	Wendy Rowden
Gabrielle Fialkoff	Steven Sinacori
Camille Hastick	Sam Stern
Kei Hayashi	William Turner
Jillian Joseph	Toni Yuille-Williams
Meredith Kane	

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.
- 2A. Resolved, that the corrected minutes of the meeting of the Directors held on June 20, 2024, be accepted.
- 2B. Resolved, that the minutes of the meeting of the Directors held on September 18, 2024, be accepted.
3. The President, the Chair, and Community Relations Committee Chair gave their reports. Sebastian Andersson gave an update on the Yard Labs Program.
4. Wimal Ariyawansa presented the FY’25 Consolidated Budget Comparison (Jul-Oct), a non-voting item.
- 5A. Resolved, that BNYDC be authorized to enter into on-call professional services contracts with the following six firms: Arcadis Architects, Engineers and Landscape Architects, Beyer Blinder Belle Architects & Planners, LLP, Marvel Architects PPLC, Murphy Burnham & Buttrick Architects LLP, nARCHITECTS PLLC, and Smith-Miller + Hawkinson Architects LLP in relation to design services for

future construction projects; and be it further resolved that each contract shall not exceed \$1,000,000.00, with a total aggregate authorization of \$6,000,000.00 for all the contracts.

- 5B. Resolved, that BNYDC be authorized to enter into on-call professional services contracts with the following six firms: Ronnette Riley Architect, AYON Studio Architecture Preservation P.C., MP Engineers and Architects, P.C., Lothrop Associates Architects D.P.C., Socotec Inc., and Superstructures Engineering + Architecture PLLC in relation to design services for future construction projects related to façade work and roof replacements; and be it further resolved that each contract shall not exceed \$600,000.00, with a total aggregate authorization of \$3,600,000.00 for all the contracts.
- 5C. Resolved, that BNYDC be authorized to enter into a professional services contract with CORE Environmental Consultants, Inc. in relation to the Gates & Wayfinding project, in an amount not-to-exceed \$280,000.00 plus 15% contingency.
- 5D. Resolved, that BNYDC be authorized to enter into a construction services contract with Avid NYC Corp. in relation to the construction of the MBE Retail Incubator project in Building 92, in an amount not-to-exceed \$260,000.00 plus 15% contingency.
- 5E. Resolved, that BNYDC be authorized to enter into a construction contract with TAP Electrical Contracting Service, Inc. in relation to the restoration of the electrical substation at Building 386, in an amount not-to-exceed \$27,034,500.00 plus 15% contingency.
- 5F. Resolved, that BNYDC be authorized to enter into a professional services contract with Socotec, Inc. in relation to the Local Law Compliance Work project and the Climate Action Plan project, in an amount not-to-exceed \$185,625.00, including 15% contingency.

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

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

6A. New Leases

i. Common Hill, Inc.	Bldg. 3	Suite 805
ii. Lil Sweet Treat LLC	Bldg. 77	Suite 604
iii. Aligned Food System, Inc., d/b/a Simulate	Bldg. 77	Suite 703
iv. Food Assembly NYC LLC	Bldg. 152	Suite 101
v. New York City Department of Small Business Services	Bldg. Open Space Rentable Suite RR1A	
vi. Bone Simple Design LLC	Bldg. 212	Suite 407

6B. Relocation/Expansion Leases

i. Timeback Incorporated	Bldg. 77	Suite 504
ii. Homeio LLC	Bldg. 77	Suite 605
iii. Kingbridge Garment Care Corp.	Bldg. 275	Suite 209
iv. LuxHoldups, LLC	Bldg. 152	Suite 201
v. Ojas, LLC	Bldg. 5	Suite 301

6C. Renewal Leases

i. Brooklyn Grange, LLC	Bldg. 3	Suite 1105
ii. Elizabeth Kennedy Landscape Architect, PLLC	Bldg. 275	Suites 201, 202

iii. John McDevitt King	Bldg. 120	Suite 207
iv. Tom Edmonds	Bldg. 3	Suites 1108, 1109
v. Home Record, LLC	Bldg. 212	Suite 306
vi. Catbird NYC LLC	Bldg. 77	Suites 709, 710

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

7A. Resolved, BNYDC be authorized to enter into a professional services contract with ICA Risk Management Consultants for insurance consulting services, in an amount not to exceed \$537,000.00.

7B. Resolved, that BNYDC be authorized to adopt the resolution appointing officers in connection with BNYDC’s Liquor License Renewal.

Being duly made, a motion to approve items 7A and 7B be approved.

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.

At such time, Mr. Gutman noted that there were members of the public who expressed an interest to speak at the meeting. Two members of the public addressed the Board for up to two minutes each. After the two speakers spoke, Mr. Gutman thanked them for their commentary.

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