

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: December 6, 2023, Minutes

DATE: February 7, 2024

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 6, 2023.

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

Henry B. Gutman, Chair	Jocelyn Rainey
Rotimi Akinuoye	Joseph Kohl-Riggs
Marco Carrion	Joel Leitner
Ofer Cohen	Edward Mafound
Lisa Davis	Ronald McCain
Gabrielle Fialkoff	Ramon Peguero
Adam Friedman	Wendy Rowden
Camille Hastick	Steven Sinacori
Kei Hayashi	Sam Stern
Jillian Joseph	Lester Young
Meredith Kane	Toni Yuille-Williams

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 20, 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 FY24 Consolidated Budget Comparison (July-October), a non-voting item.
- 5A. Resolved, that BNYDC be authorized to enter into a construction services contract with Yonkers Electric Contracting Corp. in relation to the Electrical Substation Restoration at Building 292 and 542 in the amount of \$3,456,780.00 plus 15% contingency.

5B. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing emergency construction services contract with Nouveau Elevator for additional services in relation to the passenger elevators 1 and 2 in Building 3. The present maximum contract price of \$194,280.03 is being increased by \$125,405.33, for a new maximum contract price of \$319,685.36.

5C. Resolved, that BNYDC be authorized to enter into two contract amendments for two existing professional services contracts with CORE Environmental Consultants, Inc. to extend the duration of the two contracts by one year each, with an option for a one-year extension under each contract, and to increase the contract price by \$200,000.00 each, resulting in a total aggregate price increase of \$400,000.00.

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. GKL Studio LLC	Bldg. 212	Suite 309
ii. Jeeves of New York, Inc.	Bldg. 303	Suite 608
iii. Oasis Interiors, Inc.	Bldg. 30	Suite 104
iv. Urbanstrong, LLC	Bldg. 212	Suite 305
v. JMFV Printing Inc.	Bldg. 77	Suite 507
vi. Juanita Berrio & Jose Berrio	Bldg. 280	Suite 824
vii. Skyponic Farming LLC	Bldg. 77	Suite 403
viii. Stefan Beckman, Inc.	Bldg. 212	Suite 503

6B. Expansion Leases and Amendments

i. Chase Office Supplies, Ltd.	Bldg. 3	Suite 204
ii. Studio Hansraj LLC	Bldg. 280	Suite 603
iii. Gaetano Pesce	Bldg. 77	Suite 401
iv. Revivn Public Benefit Corporation	Bldg. 77	Suite 701

6C. Renewal Leases

i. Allied Importers, USA, LTD.	Bldg. 3	Suite 202
ii. Royal Supply NY, LLC.	Bldg. 3	Suite 101
iii. Jean-Claude Cancedda	Bldg. 5	Suite 210
iv. Artistic Wood Crafts, Inc.	Bldg. 3	Suite 310
v. Charlotta Westergren	Bldg. 62	Suite 305
vi. Shattered Prism LLC	Bldg. 212	Suite 304
vii. Bien Hecho, LLC.	Bldg. 3	Suite 1110
viii. Skyline Environmental Corp.	Bldg. 292	Suite 415
ix. Man Power Trucking Company Inc.	Bldg. 120	Suite 214
x. Brand's Payroll	Bldg. 27	Suites 101, 102, 104
xi. Nanov Display Inc.	Bldg. 77	Suite 705
xii. Donald Gatanis Framing, Inc.	Bldg. 77	Suite 603
xiii. IP Woodwork	Bldg. 3	Suite 1102

6D. Leasing – Other

- i. Haddad's Inc. Lease Modification



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
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ii. Daedalus Design & Production, Inc. Lease Modification

Being duly made, a motion to approve all leasing items in 6A — 6D was carried, except for item 6Avii, Skyponic Farming LLC. The Board conditionally approved certain financial terms but directed staff to present additional information at a future meeting before it would vote to authorize the lease.

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