

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: February 5, 2025 Minutes

DATE: April 9, 2025

A regular meeting of the Board of Directors of Brooklyn Navy Yard Development Corporation (“BNYDC”) was held at the Brooklyn Navy Yard, Building 92, 63 Flushing Avenue, 4th Floor, Brooklyn, New York on February 5, 2025.

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

Henry B. Gutman, Chair	Jillian Joseph
Rotimi Akinnuoye	Meredith Kane
Leah Archibald	Joel Leitner
Marco Carrion	Edward Mafoud
Ofer Cohen	Ronald McCain
Lisa Davis	Roman Peguero
Gabrielle Fialkoff	Wendy Rowden
Blake Foote	Steven Sinacori
Adam Friedman	Sam Stern
Camille Hastick	Toni Yuille-Williams
Kei Hayashi	

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 December 11, 2024, 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 FY’25 Consolidated Budget Comparison (July - December), a non-voting item.
- 5A. Resolved, that BNYDC be authorized to enter into a professional services contract with Waldner’s Business Environments, Inc. in relation to the STEAM Center Expansion at Building 77, in the amount of \$484,002.67 plus 15% contingency.

Being duly made, a motion to approve item 5A was carried.

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

6A. New Leases

- | | | |
|--|-----------|-----------|
| i. Flowerbox Films LLC | Bldg. 212 | Suite 205 |
| ii. Plus Two LLC d/b/a
Zero + Maria Cornejo | Bldg. 280 | Suite 321 |

6B. Relocation/Expansion Leases

- | | | |
|--------------------------------------|-----------|-----------|
| i. Ethan Cook Studio Inc. | Bldg. 280 | Suite 819 |
| ii. Elvis Accessories Solutions Inc. | Bldg. 3 | Suite 606 |

6C. Renewal Leases

- | | | |
|--------------------------------|-----------|-----------|
| i. AHeirloom Inc. | Bldg. 212 | Suite 406 |
| ii. Engraved Sign Studio, Inc. | Bldg. 280 | Suite 320 |
| iii. Todd Bracher Studio LLC | Bldg. 275 | Suite 403 |
| iv. Z.A.K Kitnick, LLC | Bldg. 5 | Suite 314 |
| v. BonBite NYC, Inc. | Bldg. 152 | BSMT |
| vi. BonBite NYC, Inc. | Bldg. 58 | Suite 1A |

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

7A. Resolved, that BNYDC be authorized to enter into a relocation lease with Situ Studio LLC for Suite 101 of Building 50.

7B. Resolved, that BNYDC be authorized to enter into a relocation lease with Situ Studio LLC for Suite 101 of Building 50A.

7C. Resolved, that BNYDC be authorized to reappoint certain existing Officers of BNYDC and certain Directors of Corporate Subsidiaries.

Being duly made, a motion to approve items 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.

Mr. Gutman further noted that the public comments portion of the meeting would now begin. Although BNYDC staff had been informed that some members of the public intended to speak at the meeting, at the time of the public comments period, no members of the public were present to speak.

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