



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Ave, Suite 801
Brooklyn, NY 11205

2

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: February 7, 2024 Minutes

DATE: April 17, 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 February 7, 2024.

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

Henry B. Gutman, Chair	Joel Leitner
Rotimi Akinnuoye	Edward Mafound
Marco Carrion	Ronald McCain
Adam Friedman	Wendy Rowden
Camille Hastick	Steven Sinacori
Kei Hayashi	Sam Stern
Meredith Kane	Lester Young
William Turner	Toni Yuille-Williams
Joseph Kohl-Riggs	

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 6, 2023, be accepted.

Being duly made, a motion to approve item 2 was carried.
3. The President and the Chair gave their reports.
- 4A. Wimal Ariyawansa presented the FY24 Consolidated Budget Comparison (July-December), a non-voting item.
- 4B. Resolved, that Gbenga Dawodu, Chief Real Estate Officer, be added to the list of approved bank account signatories and that Kai-yan Lee be removed.

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

- 5A. Resolved, that BNYDC be authorized to enter into a construction services contract with JT Cleary in relation to the Reconstruction of Berth 10, Berth 11, and the Small Boat Basin in the amount of \$27,308,294 plus 15% contingency for a total of \$31,404,538.
- 5B. Resolved, that BNYDC be authorized to enter into a construction services contract with Deborah Bradley Construction in relation to the Reconstruction of Berth 6 in the amount of \$1,375,745 plus 15% contingency for a total of \$1,582,107.
- 5C. Resolved, that BNYDC be authorized to enter into a preconstruction and construction management services contract with Hunter Roberts Construction Group in relation to the Department of Education STEAM Center Expansion in an amount not-to-exceed \$90,000.00 plus 15% contingency.
- 5D. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing construction services contract with Yonkers Electric Contracting Corp. for additional services in relation to Substation F. The term of the contract will be extended by six months, and the present maximum contract price of \$6,753,000 plus 15% contingency will be increased by \$2,158,852 plus 15% contingency, for a new maximum contract price of \$8,911,852 plus 15% contingency.

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

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

6A. New Leases

i. Broadwick Group Limited	Bldg. 293	Suite 101
ii. European Arts Design Ltd	Bldg. 3	Suite 405
iii. Stitchroom Inc.	Bldg. 303	Suite 705

6B. Expansion Leases and Amendments

i. Devore Fidelity, LTD. & Anthony Abbate Inc.	Bldg. 280	Suites 510, 511, 512, 515
--	-----------	---------------------------

6C. Renewal Leases

i. DFORM Inc.	Bldg. 5	Suite 311
ii. DCM Fabrication Inc.	Bldg. 280	Suites 503, 507, 509
iii. Daniel Johnson d/b/a Bob & Sons Refinishing	Bldg. 280	Suites 601, 602
iv. Imvela Corp. d/b/a Kingdom Supercultures	Bldg. 77	Suite 907
v. Bonbite NYC Inc.	Bldg. 152	Suite BSMT
vi. Bonbite NYC Inc.	Bldg. 152	Suites 101, 201

As to items 6Aii and 6Aiii, these items were included as walk-ons.

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 Lease Amendment to expand the Department of Education STEAM Center space into the remaining half of the third floor of Building 77 (Suite 302,



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

Building 77
141 Flushing Ave, Suite 801
Brooklyn, NY 11205

approximately 27,000 sq. ft.) at the price of \$24.78 per sq. ft., with rent thereafter escalating in parallel with the escalations provided for in the Original Lease. The term of the Lease Amendment shall run concurrently with the term of the Original Lease, including the 20-year renewal option.

7B. 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.

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