

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: June 20, 2024 Minutes

DATE: December 11, 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 92, 4th floor, Brooklyn, New York on June 20, 2024.

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

Henry B. Gutman, Chair	Amani Martin
Rotimi Akinnuoye	Ronald McCain
Ofer Cohen	Wendy Rowden
William Cruz	Carlo Scissura
Gabrielle Fialkoff	Steven Sinacori
Kei Hayashi	Sam Stern
Meredith Kane	William Turner
Joseph Kohl-Riggs	Lester Young
Joel Leitner	Toni Yuille-Williams
Edward Mafoud	

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 April 17, 2024, be accepted.

Being duly made, a motion to approve item 2 was carried.
3. The President and the Chair gave their reports.
- 4A. Resolved, that the FY’25 Capital and Operating Budgets be approved.
- 4B. Wimal Ariyawansa presented the FY’24 Consolidated Budget Comparison (July 2023 – April 2024), a non-voting item.
- 5A. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing professional services contract with Arcadis for additional services in relation to FEMA Funded Rehabilitation Projects. The term of the contract will be extended by four years, and the present maximum contract price of \$8,000,000.00 will be increased by \$1,675,035.00 plus 15% contingency, for a new maximum contract price of \$9,675,035.00 plus 15% contingency.

5B. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing design services contract with H2M Architects, Engineers, Land Surveying & Landscape Architecture, D.P.C. for additional services in relation to the FEMA Superstorm Sandy repairs to the Yard's electrical substations and boilers. The present maximum contract price of \$6,384,545.67 plus a 15% contingency is being increased by \$1,134,784.39 plus 15% contingency, for a new maximum contract price of \$7,519,330.06 plus 15% contingency.

5C. Resolved, that BNYDC be authorized to enter into a repair and maintenance contract with Milcon Construction Corp. in relation to the roof repairs at GMC and Building 30, in an amount not-to-exceed \$188,223 plus 15% Contingency.

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

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

6A. New Leases

i. The Pickle Guys Inc.	Bldg. 77	Suite 106
ii. ProtoSpark LLC	Bldg. 275	Suite 405
iii. Seth Orion Schwaiger Studio LLC	Bldg. 212	Suite 303

6B. Relocation Leases

i. B. Stuyvesant LLC	Bldg. 212	Suites 504
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6C. Renewal Leases

i. M.E. Woodworking Inc.	Bldg. 275	Suite 204
ii. Michael H Berkowitz LLC	Bldg. 275	Suite 410
iii. Monoco Design	Bldg. 62	Suite 302
iv. Pave Motors, Inc.	Bldg. 303	Suite 502
v. Sulsung Foods	Bldg. 303	Suite 709
vi. Thyra Heder	Bldg. 62	Suite 303
vii. Outsnapped LLC	Bldg. 280	Suite 419
viii. Evan Eisman Company, Inc.	Bldg. 280	Suite 514, 817, 818

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