

**TO:** Board of Directors

**FROM:** Paul Kelly, General Counsel and Executive Vice President

**SUBJECT:** September 18, 2024 Minutes

**DATE:** December 11, 2024

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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 September 18, 2024.

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

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

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. The President, the Chair, and Finance Committee Chair gave their reports.
- 4A. Wimal Ariyawansa presented the FY’25 Consolidated Budget Comparison (July 2025), a non-voting item.
- 4B. Resolved, that FY’24 Audited Financial Statements be approved.
- 5A. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing preconstruction and construction management services contract with Hunter Roberts Construction Group in relation to the NYC Department of Education Steam Center expansion project. The term of the contract will be extended by sixteen (16) months, and the present maximum contract price of \$90,000.00 plus a 15% contingency is being increased by \$14,000,000.00, for a new maximum contract price of \$14,103,500.00.

5B. Resolved, that BNYDC be authorized to enter into on-call professional services contracts with the following six firms: CSA Group NY Architects and Engineers, PC, Socotec Engineering Inc., Hudson Peaks Consulting LLC, ETI Consultants LLC, KS Engineers PC, and Twin Peaks Inc. in relation to special and progress inspections; 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.

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

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

6A. New Leases

|      |   |           |           |
|------|---|-----------|-----------|
| i.   | JNC International Inc.<br>d/b/a Arlington Candy | Bldg. 3   | Suite 703 |
| ii.  | Kubota North America Corporation                | Bldg. 77  | Suite 403 |
| iii. | JJ Snyder Studio, Inc.                          | Bldg. 275 | Suite 205 |

6B. Relocation/Expansion Leases

|       |  |           |                   |
|-------|--|-----------|-------------------|
| i.    | Lafayette 148, Inc.                                | Bldg. 77  | Suites 1501, 1502 |
| ii.   | The Sodium Ranch LLC                               | Bldg. 3   | Suite 314         |
| iii.  | Uriu Nuance LLC                                    | Bldg. 3   | Suite 408         |
| iv.   | TomTex, Inc.                                       | Bldg. 303 | Suite 803         |
| v.    | Triple J Bedding LLC<br>d/b/a Ruckel Manufacturing | Bldg. 3   | Suite 705         |
| vi.   | Elvis Accessories Solutions                        | Bldg. 280 | Suite 414         |
| vii.  | Urban Homecraft LLC                                | Bldg. 275 | Suite 409         |
| viii. | Yello LLC  | Bldg. 212 | Suite 302         |

6C. Renewal Leases

|       |  |           |                   |
|-------|--|-----------|-------------------|
| i.    | Bike New York, Inc.  | Bldg. 3   | Suites 1009, 1010 |
| ii.   | Courtney Washington, LLC                                     | Bldg. 275 | Suite 407         |
| iii.  | ECCO USA, Inc.   | Bldg. 212 | Suites 401, 402   |
| iv.   | ECCO USA, Inc.   | Bldg. 212 | Suites 507, 508   |
| v.    | Rebel Designs Accessories, Inc.                              | Bldg. 77  | Suite 708         |
| vi.   | Sartorous LLC  | Bldg. 5   | Suite 312         |
| vii.  | Sandra Wheeler and<br>Alfred Zollinger d/b/a Matter Practice | Bldg. 280 | Suite 508         |
| viii. | BL BK Navy Yard LLC  | Bldg. 212 | Suite 510         |
| ix.   | Circle Studio Drapery Company, Inc.                          | Bldg. 212 | Suite 203         |

Being duly made, a motion to approve all leasing items in 6A — 6C was carried. Adam Friedman recused himself from voting on items 6A(i) and 6B(v), which were leases for spaces on the 7<sup>th</sup> floor of Building 3.

7A. Resolved, BNYDC be authorized to (i) ratify past security infrastructure maintenance, support, and ancillary services provided by Advanced Electronic Solutions (“AES”) in the amount of \$385,756.11, and (ii) enter into a professional services contract with Advanced Electronic Solutions for the same services in an amount not to exceed \$417,271.50, for a combined authorization total of \$803,027.61.

Being duly made, a motion to approve item 7A be approved.



Brooklyn Navy Yard  
Development Corporation  
BrooklynNavyYard.org

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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.

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Paul Kelly, Secretary of the Corporation