

TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: September 20, 2023 Minutes

DATE: December 6, 2023

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 20, 2023.

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

Henry B. Gutman, Chair	Ramon Peguero
Wendy Rowden	Steven Sinacori
Jillian Joseph	Bill Turner
Adam Friedman	Jocelynn Rainey
Carlo Scissura	Edward Mafoud
Gabrielle Fialkov	Sam Stern
Henry Berger	Ron McCain
Joesph Kohl-Riggs	Dr. Lester Young
Kei Hayashi	Bill Cruz
Lisa Davis	
Marco Carrion	
Ofer Cohen	

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 June 14, 2023, be accepted.

Being duly made, a motion to approve item 2 was carried.

3. The President, the Chair and Committee Chairs gave their reports.

4A. Wimal Ariyawansa presented the FY24 Consolidated Budget Comparison, a non-voting item.

4B. Resolved, that the Audited Financial Statements for Fiscal Year 2023 be approved.

5A. 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 \$876,833.00 plus 15% contingency, for a new maximum contract price of \$7,261,378.67 plus 15% contingency.

- 5B. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing professional services contract with Velocity Architecture & Engineering Group, D.P.C. for additional services in relation to the sprinkler and fire alarm systems upgrade work at Buildings 3, 5, 50 and 280. The present maximum contract price of \$1,048,053.00 (inclusive of contingency) is being increased by \$400,000.00 plus 15% contingency, for a new maximum contract price of \$1,508,053.00 (inclusive of contingency).

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

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

6A. New Leases

i. GBS Supplies Inc.	Bldg. 77	Suite 707
ii. Kiyon Williams	Bldg. 212	Suite 206
iii. 26 Adar Corp dba ASAP Associates	Bldg. 62	Suite 204
iv. Homeio LLC	Bldg. 77	Suite 502
v. Melissa Dubbin & Aaron S. Davidson Studio	Bldg. 3	Suite 409
vi. Zoe Leonard Studio, LLC	Bldg. 280	Suite 616
vii. Maria Elena Gonzalez	Bldg. 3	Suite 1013
viii. Brooklyn Custom Builds LLC d/b/a Brooklyn Campervans	Bldg. 50	Suite 102
ix. Terreform ONE (Open Network Ecology) Corp.	Bldg. 212	Suite 201
x. Ethan Cook Studio Inc.	Bldg. 303	Suite 503
xi. Cactus Fabrication Inc.	Bldg. 11	Suites 101, MEZZ

6B. Expansion Leases and Amendments

i. Urban Homecraft LLC	Bldg. 275	Suite 404
ii. Artistic Wood Crafts, Inc.	Bldg. 280	Suite 603
iii. F. Schumacher & Co., LLC	Bldg. 212	Suite 504

6C. Renewal Leases

i. Fig House Studios LLC	Bldg. 3	Suites 808, 809
ii. Jasco Designs, Inc.	Bldg. 292	Suites 327, 328
iii. Robert Kalka Custom Woodwork LLC	Bldg. 5	Suite 310
iv. IA Construction Management, Inc.	Bldg. 280	Suite 804
v. Metalform Studio, LLC	Bldg. 280	Suites 611, 612, 613AA, 617, 618, 619, 620
vi. Robert Clark Photography LLC	Bldg. 280	Suite 819
vii. Tarform, Inc.	Bldg. 303	Suite 801
viii. Scenic Corp. of New York	Bldg. 51	Suite 101
ix. Scenic Corp. of New York	Bldg. 292	Suites 102, 103, 106, 107, 110, 201

6D. Leasing - Other

- i. Marc Ganzglass Lease Modification
- ii. Legacy J Studios, LLC Lease Modification
- iii. Green Owl Real Estate, LLC. Brokerage Commission (Cactus Fabrication, Inc.)

As to items 6Axi, 6Biii, 6Dii and 6Diii, these items were included as walk-ons.

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

7A. Resolved, that the FY 2022 Annual Report to be submitted to the New York State Authorities Budget Office ("ABO") be approved.

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