



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

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

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TO: Board of Directors

FROM: Paul Kelly, General Counsel and Executive Vice President

SUBJECT: April 9, 2025 Minutes

DATE: June 18, 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 April 9, 2025.

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

Henry B. Gutman, Chair	Jillian Joseph
Rotimi Akinuoye	Meredith Kane
Leah Archibald	Joel Leitner
Mark Chambers	Ronald McCain
Lisa Davis	Wendy Rowden
Gabrielle Fialkoff	Steven Sinacori
Adam Friedman	Sam Stern
Camille Hastick	Bill D. Turner
Kei Hayashi	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. Resolved, that the minutes of the meeting of the Directors held on February 5, 2025, 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 - February), a non-voting item.
- 5A. Resolved, that BNYDC be authorized to enter into a contract amendment for an existing professional service contract with H2M Architects, Engineers, Land Surveying and Landscape Architecture, D.P.C. in relation to the above ground steam main relocation design work at Building 280. The term of the contract will be extended by fifteen (15) months, and the present maximum contract price of \$228,759 plus a 15% contingency is being increased by \$58,626 plus a 15% contingency, for a new maximum contract price of \$287,385 plus a 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. Joseph Krumholz	Bldg. 280	Suite 414
ii. Dancewear Retail LLC	Bldg. 77	Suite 707
iii. W N Z NY Inc.	Bldg. 3	Suite 1114
iv. Bien Hecho Projects LLC	Bldg. 3	Suites 1103 & 1103A

6B. Expansion and Relocation Leases

i. Brooklyn Book Bodega, Inc.	Bldg. 77	Suite 606
ii. GBS Supplies, Inc.	Bldg. 3	Suite 309
iii. Kiyan Williams	Bldg. 280	Suite 605

6C. Renewal Leases

i. JayDee Group USA Inc.	Bldg. 292	Suite 413
ii. Video Guy, LLC	Bldg. 303	Suite 707
iii. Auto Tech 113 LLC	Bldg. 3	Suite 1002
iv. Evan Hughes Studio LLC	Bldg. 3	Suite 1102A & 812

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

7A. Resolved, that BNYDC be authorized to (i) ratify past services provided by BlackHawk Data LLC for a network operations center and network management services in the amount of \$1,536,106.50, and (ii) enter into a new professional services contract with BlackHawk Data LLC for substantially the same services in an amount not-to-exceed \$580,471.02, for a total authorization of \$2,116,577.52.

7B. Resolved, that BNYDC be authorized to (i) ratify prior services provided by S Grace Facilities, Inc. for cleaning and disinfecting services in the amount of \$418,860, and (ii) enter into a new professional services contract with S Grace Facilities, Inc. for substantially the same services in an amount not-to-exceed \$203,000, for a total authorization of \$621,860.

7C. Resolved, that BNYDC be authorized to either (i) enter into a new two year professional service contract with The Millennium Group in relation to Yard-wide mail distribution services, in an amount not-to-exceed \$776,021.76, (or) (ii) to amend its existing contract with The Millenium Group to extend the term by two years and increase the contract price by \$776,021.76.

7D. Resolved, that BNYDC be authorized to amend the procurement policy to increase the threshold for minority and/or women-owned business enterprise noncompetitive small purchases, readopt an investment policy, a personal property disposition policy, and a real property acquisition and disposition policy, and reappoint Paul Kelly as BNYDC's Real Property Contracting Officer.

Being duly made, a motion to approve items 7A — 7D 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.



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At such time, Mr. Gutman noted that there were members of the public who expressed an interest to speak at the meeting. Six members of the public addressed the Board for up to two minutes each. After the six speakers concluded their remarks, Mr. Gutman thanked them for their commentary.

At such time, the Board entered into an Executive Session to discuss the public commentary. After the conclusion of the Executive Session, Mr. Gutman noted that no votes were taken during the Session.

Accordingly, 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