



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: June 18, 2025 Minutes

DATE: September 17, 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 June 18, 2025.

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

Henry B. Gutman, Chair	Jillian Joseph
Rotimi Akinnuoye	Meredith Kane
Leah Archibald	Joel Leitner
Marco Carrion	Edward Mafoud
Ofer Cohen	Ronald McCain
Lisa Davis	Ramon Peguero
Gabrielle Fialkoff	Wendy Rowden
Blake Foote	Steven M. 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 April 9, 2025, be accepted.
Being duly made, a motion to approve item 2 was carried.
3. The President, Board Chair, Finance Committee Chair and Community Relations Chair gave their reports.
- 4A. Wimal Ariyawansa presented the FY’25 Year-End Budget Performance and FY’26 Budget Projection.
Resolved, that the FY’26 Budgets are approved.
Being duly made, a motion to approve Item 4A was carried.
- 5A. Resolved, that BNYDC be authorized to enter into a professional services contract with BOCA Group International, Inc. in relation to the elevator maintenance oversight and inspection work throughout the Yard, in the amount not-to-exceed \$297,600.

5B. Resolved, that BNYDC be authorized to ratify past construction services provided by East Coast Builders Group Inc. for emergency façade protection work at Building 275, in the amount of \$122,700 plus 15% contingency.

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

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

6A. New Leases

i. Narrow River Ventures, LLC	Bldg. 280	Suite 814
ii. Actasys Inc.	Bldg. 212	Suite 406
iii. Townsend Studios LLC	Bldg. 3	Suite 1012
iv. Outloud, LLC	Bldg. 5	Suite 305
v. Ella Kruglyanskaya	Bldg. 275	Suite 406
vi. Caroline Ongpin	Bldg. 120	Suite 206

6B. Expansion and Relocation Leases

i. Renovate Robotics, Inc.	Bldg. 292	Suite 105
ii. Cherubini LLC	Bldg. 280	Suite 411
iii. Food Assembly NYC LLC	Bldg. 58	Suite 1B

6C. Renewal Leases

i. Saya Woolfalk Studio, LLC	Bldg. 212	Suite 204
ii. Haptic Lab, Inc.	Bldg. 212	Suite 404
iii. Ting Yih & Company LLC	Bldg. 120	Suite 205

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 service contract with Community Transport Lines LLC dba Coach USA Community in relation to shuttle bus services at the Yard, in the amount not-to-exceed \$8,363,000.

7B. Resolved, that BNYDC be authorized to enter into a service contract with American Wear, Inc. in relation to uniform rental and laundering services, in an amount not-to-exceed \$332,525.75.

7C. Resolved, that BNYDC be authorized to enter into a professional services contract with Kearns & West, Inc. in relation to industry development strategy and event planning, in an amount of \$200,000.

7D. Resolved, that BNYDC be authorized to ratify the renewal of the collective bargaining agreement with Teamsters Local 553, International Brotherhood of Teamsters in the amount of \$16,796,161, plus 10% contingency.

7E. Resolved, that BNYDC be authorized to ratify the renewal of the collective bargaining agreement with Local Union No. 3, International brotherhood of Electrical Workers in the amount of \$15,213,979 plus 10% contingency.

7F. Resolved, that BNYDC be authorized to ratify the renewal of the collective bargaining agreement with Local 30 International Union of Operating Engineers in the amount of \$401,898 plus 10% contingency.

Being duly made, a motion to approve items 7A — 7F was carried.



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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.

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