



Brooklyn Navy Yard  
Development Corporation  
BrooklynNavyYard.org

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

2  
A

**TO:** Board of Directors

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

**SUBJECT:** September 17, 2025 Minutes

**DATE:** December 10, 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, 4<sup>th</sup> Floor, Brooklyn, New York on September 17, 2025.

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

Henry B. Gutman, Chair	Kei Hayashi
Leah Archibald	Jillian Joseph
Marco Carrion	Meredith Kane
Mark Chambers	Ronald McCain
Ofer Cohen	Jocelynne Rainey
Lisa Davis	Joseph Kohl Riggs
Gabrielle Fialkoff	Wendy Rowden
Blake Foote	Sam Stern
Adam Friedman	Toni Yuille-Williams
Camille Hastick	

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 18, 2025, be accepted.  
  
Being duly made, a motion to approve item 2 was carried.
3. The President, Board Chair, and Finance Committee Chair gave their reports.
- 4A. Wimal Ariyawansa presented the FY’25 Audited Financial Statements.  
  
Resolved, that the FY’25 Audited Financial Statements are approved.  
  
Being duly made, a motion to approve Item 4A was carried.
- 4B. Brian Linett presented an item to amend the officers who are authorized to transact business and issue instructions to banking and financial institutions on behalf of BNDYC and its subsidiaries, Building 77 QALICB, Inc., BNY Waterfront LLC, BNY 10 LLC, GMC Master Tenant LLC and Building 127 Master Tenant LLC.

Resolved, that Gbenga Dawodu be removed from the list of authorized bank signatories due to his departure from BNYDC.

4C. Brian Linett also presented an amendment to the Security Guard Pension Plan.

Resolved, that the form of Security Guard Pension Plan presented is a Profit-Sharing Plan as authorized under Code sections 401(a) and 501(a). This amendment shall be effective September 1, 2025.

Resolved, that the Security Guard Pension Plan presented is hereby adopted and approved and that the proper officers of the Employer are hereby authorized and directed to execute and deliver to the Plan Administrator one or more counterparts of the Security Guard Pension Plan.

Resolved, Brooklyn Navy Yard Security Guards Pension Plan has elected to add the QJSA and spousal consent rules of REA. This amendment shall be effective September 1, 2025.

Resolved, that the proper Officers of the Employer shall act as soon as possible to notify employees of the Employer of the amendment of the Security Guard Pension Plan.

Being duly made, a motion to approve items 4B and 4C was carried.

5A. Resolved, that BNYDC be authorized to enter into a construction contract with Probuildero Corp. in relation to the roof replacement project at Building 132, in an amount not-to-exceed \$2,234,450.00 (inclusive of contingency and add alternates).

5B. Resolved, that BNYDC be authorized to enter into a construction contract with Probuildero Corp. in relation to the renovation of the Production G space in Building 77, in an amount not-to-exceed \$1,874,965.00 plus 15% contingency.

5C. Resolved, that BNYDC be authorized to enter into a contract with Action Carting Environmental Services, Inc. for refuse, recycling and organics collection services, in an amount not-to-exceed \$1,868,750.00.

5D. Resolved, that BNYDC be authorized to enter into a contract with Siemens Industry, Inc. for fire alarm and central monitoring system services, in an amount not-to-exceed \$497,310.00 plus 15% contingency.

5E. Resolved, that BNYDC be authorized to enter into a contract with Pumping Solutions, Inc. for water pump systems, motor and related installations and upgrades, in an amount not-to-exceed \$121,195.09 plus 15% contingency.

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

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

6A. New Leases

- |   |           |           |
|---|-----------|-----------|
| i. Luddite Studio, LLC                  | Bldg. 5   | Suite 309 |
| ii. Uppeal LLC                          | Bldg. 303 | Suite 503 |
| iii. Naturisme Cosmetics Inc.           | Bldg. 275 | Suite 210 |
| iv. Leon McKay and Francesca Pecchenino | Bldg. 5   | Suite 210 |
| v. Combined Architecture D.P.C.         | Bldg. 30  | Suite 205 |

6B. Expansion and Relocation Leases

- |                         |           |           |
|-------------------------|-----------|-----------|
| i. Yello Studio NYC LLC | Bldg. 212 | Suite 301 |
|-------------------------|-----------|-----------|

- |      |                      |           |           |
|------|----------------------|-----------|-----------|
| ii.  | The Pickle Guys Inc. | Bldg. 77  | Suite 407 |
| iii. | Homeio LLC           | Bldg. 303 | Suite 708 |
| iv.  | 10xBeta, LLC         | Bldg. 303 | Suite 801 |

6C. Renewal Leases

- |      |                      |           |                 |
|------|----------------------|-----------|-----------------|
| i.   | Yello Studio NYC LLC | Bldg. 212 | Suite 301       |
| ii.  | Yello Studio NYC LLC | Bldg. 280 | Suites 608, 609 |
| iii. | Chapter & Verse LLC  | Bldg. 77  | Suite 509       |
| iv.  | DFORM Inc.           | Bldg. 5   | Suite 311       |
| v.   | DFORM Inc.           | Bldg. 5   | Suite 317       |

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 consultant agreement with Sentinel Consulting LLC to perform an industrial campus security assessment, in an amount not-to-exceed \$379,485.

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

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