



Brooklyn Navy Yard
Development Corporation
BrooklynNavyYard.org

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

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Meeting of the Board of Directors

September 17, 2025

1. Call to Order
2. Approval of June 18, 2025 Board Meeting Minutes
3. Reports of the President, Board Chair and Finance Committee Chair
4. Financial Matters
 - a. Approval of FY'25 Audited Financial Statements
 - b. Bank Account Signatory Authorization
 - c. Security Guard Pension Plan Amendment
5. Facilities
 - a. Roof Replacement at Building 132
 - b. Building 77, Production G Renovation
 - c. Refuse and Recycling Program for Brooklyn Navy Yard
 - d. Fire Alarm and Central Monitoring System Services
 - e. Water Pump Systems, Motor, and Related Installations and Upgrades
6. Leasing
 - a. 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 |
 - b. Expansion 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 |



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c. Renewal Leases

| | | | |
|------|----------------------|-----------|------------------|
| i. | Yello Studio NYC LLC | Bldg. 212 | Suite 302 |
| 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 |

7. Other

- a. Industrial Campus Security Assessment

8. Introduction of Information Items

- a. Report on Contracts \$25k to \$99.9k
- b. Impact and Partnerships Update
- c. External Affairs Update
- d. Workforce Development Update
- e. Development Update
- f. Legal Status Report
- g. Leasing Rate Guidelines
- h. Leasing Board Memo Summary

9. Adjournment