



BayRidge Air Rights, Inc.

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Official Board Meeting Minutes of July 9th, 2025

Attendance

Linda Lyons – President, Nick Marino – Vice-President, Marie Myers – Treasurer, John Shea – Secretary
Directors Frank Bellino, Angela Benanti, Richard Collado, Vlad Kurmalev, Charles Neil excused early for personal reasons
Invited Guests: Vivek Patel (United Engineering of NY DPC) Gianni Kiladitis (Acting Superintendent)

1. Call to Order

The meeting was called to order at 7:03 PM.
Board Meeting Minutes of June 11th, 2025, Read and approved by All

2. Parking Lot Repairs – Local Law 126 - Vivek Patel

- 350 Building Parking:** O&S (parking lot engineers) and Alex (EXO General contractor) have reached consensus that the Department of Buildings (DOB) may be contacted to re-evaluate the parking lot at 350. The railroad, O&S Engineering, and Alex have approved, aiming to submit an amended "safe" report to DOB, as the parking structure was originally filed as "unsafe". DOB will need to visit and determine if restrictions may be lifted.
- 260 Building Parking:** Shoring work is progressing and is currently 70% complete. Completion is anticipated within one to two months.

3. Brick Work – Local Law 11 - Vivek Patel

(Vivek is the engineer in charge of the Local Law 11 work and he is our owner's rep for all of the IPNA work)

- Stucco Repair (waterproofing):** Stucco repair is currently being performed on open areas. The stucco is being applied, and temporary tarps are being put in place.
- Waterproofing and Brick Removal:** Waterproofing is being done in areas where bricks have been removed.
- Process and Inspection:** The current work involves focusing on areas with tarps. Once this is complete (estimated in a couple of weeks), an engineer will inspect to ensure all waterproofing is done correctly. Following approval, bricks will be put back in. After all of that is done and approved by the engineer, additional pointing and waterproofing will be done on the entire exterior of the building as needed.
- Long-term Strategy:** The overall aim of these repairs, including preventive coating, is to avoid extensive concrete repairs in the future, making it a more cost-effective maintenance approach.
- The contract value for Local Law 11 work, covering both buildings, is approximately \$4.53 million. This number is from 2022.
- Charles raised concern regarding the slow pace of work, with only 2 personnel assigned to a 30-story building.
- It was confirmed via email that the State is releasing funds for payments to A1 Paris for both completed and ongoing work.
- Vivek will inspect on Friday and throughout next week to identify and control areas requiring repair.

4. Supers Report - Gianni Kiladitis (acting Super)

- Gianni provided an update on building operations, noting a recent productive meeting with the State, with a full report forthcoming.
- He mentioned that dim LED lights in hallways will eventually be replaced, and plans are in place to swap out failing fluorescent lights in compactor closets for new, brighter, motion-sensor LED fixtures.
- A minor boiler issue is being addressed, which could result in a temporary hot water outage.
- Interior painting touch-ups are underway, with future plans to address exterior columns and canopy bases as well.
- Quotes are being obtained for more robust air conditioning units for the elevator rooms, aiming to replace models that fail frequently.
- Composting is progressing well, with no problems reported regarding bin overflows or increased pests.
- A developing sinkhole on the street across from the police precinct has been reported; DOT and DEP are managing the situation, which will likely require sidewalk blockage and possible street closures for repairs.

5. Shelter Rent

(The term "NYC shelter rent" refers to a property tax formula for specific affordable housing developments)

- Real estate taxes, previously set at 10% of shelter rent, have been reduced to 5% by the state.
- This change is expected to result in payments being "a little more than half of what we paid last year," potentially saving about \$200,000.
- Efforts to improve the building's energy efficiency as part of capital improvements are underway to avoid tax penalties under Local Law 97, further supporting tax savings.

6. New York City's Local Law 157:

- There was a discussion about gas detectors related to natural gas stoves, priced at approximately \$80 each.
- A law requiring these has been suspended until January 2027.

7. Election to fill Board vacancies

- Linda was nominated for President by Marie, with a second from Vlad, Angela, Charles and Frank. The vote for Linda was unanimous.
- For Vice President, Nick was nominated by Marie and seconded by Charles, Angela, Frank and Vlad. All votes were affirmative for Nick.
- Congratulations to both Linda and Nick on their successful elections!

8. Meeting Adjourned

- 8:13 PM