



Guidepost Solutions LLC
260 Madison Avenue, Third Floor
New York, NY 10016
212.817.6700
guidepostsolutions.com

Report of Investigation

BRP Development Corporation

September 6, 2024

Prepared for:

Charles B. Strome, III
Interim Village Manager for the Village of Mamaroneck
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, New York 10543

The following report is furnished for the sole and exclusive use of the client to whom it is provided. The extent of our work is guided by our client and this report only includes information requested by our client. We often use third party sources and database providers in the course of our work. We believe that the sources and methodologies we use are reliable; however, we make no representation or guarantees as to the accuracy or completeness of information obtained through third party sources and database providers.

Confidential

Prepared for Use by the Village of Mamaroneck Board of Trustees Only – Any Other Use is Strictly Prohibited.

SCOPE

This report summarizes the results of our due diligence investigation with respect to BRP Development Corporation ("BRP Development").

The purpose of the investigation was to develop general background information related to BRP Development. Our research consisted of online searches of various public record filings including, but not limited to, records of entity identifiers and reported addresses, criminal proceedings, civil litigation, bankruptcy proceedings, liens, judgments, Uniform Commercial Code ("UCC") filings, entity affiliations, business licensing, regulatory actions, and real property transactions pertaining to BRP Development. Reviews were also conducted of local, national, and international news sources, as well as of various Internet websites, to identify any significant references to BRP Development.

Please note that database research includes only those jurisdictions that are available online, and not every jurisdiction in which public records may be filed. Note also that the date coverage of available online records varies considerably from one jurisdiction to another and may not always include relevant time periods. In addition, online research is typically focused on, but not limited to, the state(s) or counties in which the subject has been domiciled and conducted business, as noted herein. The results of online research are sometimes inconclusive and should be confirmed through onsite public record searches. Due to time constraints requested by the client to complete this work, Guidepost was not asked to perform these onsite public record searches.

We note that as instructed by the client, our research was limited to BRP Development Corporation and did not include research into any other related entities, including the other entities composing BRP Companies (see below for additional information on BRP Companies). Additionally, Guidepost did not perform research into any of the Managers, Directors, or other key individuals associated with BRP Development Corporation, BRP Companies, and/or any related entities.

EXECUTIVE SUMMARY

The following is a summary of the results of our research with respect to BRP Development Corporation. *Additional details concerning these findings (and others) are provided below.*

General Background Information

According to our research, BRP Development was incorporated in New York in May 2003. BRP Development also has authority to conduct business in New Jersey.

BRP Development is part of BRP Companies which offers development, construction, and property management services.¹ According to New York State corporate records, it is managed by its principal, Geoff Flournoy. According to the BRP Companies' website, Mr. Flournoy serves as co-founder and managing partner of BRP Companies along with Meredith Marshall. We note that New York Secretary of State records and the company's credit report do not list Meredith Marshall as a principal.

According to BRP Companies' website, since its founding in 1998, they have "grown to a team of more than 70 employees, a completed portfolio of over 5.8 million square feet, with more than \$6.8 billion in completed and current transactions totaling over 15.7M SF, offering a fully integrated approach that includes development, construction, property management, and financial services. And each day, we continue to expand our business to meet the demands of markets across other cities, from Philadelphia to Baltimore and beyond."² BRP Companies reportedly offers a variety of services including development, through BRP Development, construction, and property management and they believe that real estate can advance "both community interests and commercial investments."³

Public Record Filings

Research did not identify any criminal records, bankruptcy filings, business licenses, regulatory actions, administrative decisions, or real property involving BRP Development. It does not appear on any sanctions lists or watchlists.

¹ <https://www.brpcompanies.com/about/>

² <https://www.brpcompanies.com/about/>

³ <https://www.brpcompanies.com/about/>

Civil Proceedings

Research identified one federal civil proceeding involving fair labor standards filed against BRP Development in December 2019. The case was settled out of court in April 2021. In addition, between 2012 and 2024, BRP Development has been named a defendant in 20 civil cases filed in New York, 10 of which are currently pending. Most of the matters involved tort cases.

Liens & Judgements

BRP Development was a debtor in a New York State tax lien filed in February 2022 for \$1,030. The status of this filing was unavailable in online records.

UCC Filings

BRP Development was the debtor in one UCC filing recorded in New York in April 2007 listing M&T Credit Services LLC and Tiger Leasing LLC as secured parties. The status of this filing was unavailable in online records.

Entity Affiliations

BRP Development is/was listed as the service of process agent for 31 companies. They are listed as the registered agent for four of these entities.

Media & Internet Searches

Research identified several references to BRP Development in the press and on the Internet, most of which relate to its construction projects and partnerships. Research identified several negative Yelp reviews regarding the construction and property management aspect of the business.

BRP Companies has been described in the media as a “minority owned.”⁴ Online searches of the New York State certified Minority and Women-owned Business Enterprise (“MWBE”) directory, as well as the New Jersey Department of the Treasury, Division of Revenue, did not identify any certifications for BRP Development as an MWBE business.

⁴ <https://www.multihousingnews.com/promoting-diversity-in-multifamily-in-nyc/>

DETAILS OF RESEARCH FINDINGS

The following is a detailed report of the results of our research with respect to BRP Development Corporation.

Entity Identifiers & Reported Addresses

According to our research, BRP Development was formed in New York on May 8, 2003. As of September 16, 2020, it also incorporated as a domestic business in New Jersey. BRP Development has had the following reported mailing and/or registered addresses:

- 820 Bear Tavern Road, West Trenton, New Jersey 08628
- 18 East 41st Street, Room 1201, New York, New York 10017
- 100 Park Avenue, New York, New York 10017
- 739 Fulton Street, Brooklyn, New York 11217
- 767 3rd Avenue, 33rd Floor, New York, New York 10017

Based upon the above-reported addresses for BRP Development, our research has been focused in (but not limited to) the following geographical jurisdictions:

- Mercer County, New Jersey (District of New Jersey)
- Kings County, New York (Southern District of New York)
- New York County, New York (Southern District of New York)

Managers and Directors

Research identified the following individuals and/or entities who are affiliated with BRP Development as a managing member, officer, director, registered agent, or owner:⁵

- Geoff Flournoy, 59 – Principal of BRP Development (May 2003 – Present)⁶ and Co-Founder, and Managing Partner of BRP Companies
- Meredith Marshall – Co-Founder and Managing Partner of BRP Companies
- Steven C. Smith – Partner of BRP Companies
- Andrew Cohen – Managing Director, Development of BRP Companies
- Mary Serafy – Managing Director, Design and Construction of BRP Companies
- Nicholas Maloney – Managing Director, Asset Management of BRP Companies
- Zachary Schwanbeck – Director, Development of BRP Companies
- Zulekha Inayat – Director, Development of BRP Companies
- Richard Santosky – President, Construction of Skycore Builders, Inc.

⁵ <https://www.brpproperties.com/about/leadership/>

⁶ We note that his position as a “principal” was obtained from New York State corporate records.

PUBLIC RECORD FILINGS

Note that online research has been conducted in the jurisdictions referenced above in accordance with the dates those addresses have been reported for the subject and based upon the availability of certain records from the courts.

Criminal Proceedings

Federal

An online search of indices of United States District Courts in the jurisdictions referenced above did not identify any criminal cases involving BRP Development.

State & County

Online searches for criminal records in the jurisdictions referenced above did not identify any criminal cases involving BRP Development.

Civil Proceedings

Federal

An online search of indices of United States District Courts in the jurisdictions referenced above identified the following civil case involving BRP Development:

- Case Title: Rashiem Smith v. BRP Development Corp., et al.
Case No.: 1:19-CV-11794
Court: Southern District Court of New York
Date Filed: December 25, 2019
Case Type: Fair Labor Standards Act
Disposition: April 6, 2021 – Settlement and dismissed with prejudice. Per the terms of the settlement, the plaintiff was awarded \$7,800 and the plaintiff’s attorney was awarded \$9,700.

State & County

Online searches for civil litigation in the jurisdictions referenced above identified the following cases involving BRP Development:

- Case Title: Advance Capital Solutions LLC v. BRP Development Corporation, et al.
Case No.: 520737/2024
Court: Kings Supreme Court
Date Filed: August 1, 2024
Case Type: Contract - Other
Disposition: Pending
- Case Title: Jonathan Silva v. BRP Development Corporation
Case No.: 511512/2024
Court: Kings Supreme Court
Date Filed: April 22, 2024
Case Type: Tort - Other Negligence
Disposition: Pending
- Case Title: Jose Marreros Bravo v. BRP 500 Main LLC, BRP Development Corporation, et al.
Case No.: 820000/2023E
Court: Bravo Supreme Court
Date Filed: March 27, 2024
Case Type: Tort - Other Negligence
Disposition: Pending
- Case Title: David Hernan Patricio Gomez v. New Rochelle Tower Owner LLC, et al.
Case No.: 803228/2024E
Court: Bronx Supreme Court
Date Filed: February 26, 2024
Case Type: Tort - Other
Disposition: Pending
- Case Title: Yordan Arenas Gonzalez v. 90Ninety LLC, BRP Development Corporation, et al.
Case No.: 712382/2023
Court: Queens Supreme Court
Date Filed: February 16, 2024
Case Type: Tort - Other
Disposition: Pending

- Case Title: Manuel Arizaga v. BRP Development Corporation et al.
Case No.: 159195/2023
Court: New York Supreme Court
Date Filed: January 8, 2024
Case Type: Tort - Other
Disposition: Pending

- Case Title: Luis Segundo Vargas v. 90Ninety LLC, BRP Development Corporation, et al.
Case No.: 722631/2023
Court: Queens Supreme Court
Date Filed: December 8, 2023
Case Type: Tort - Other
Disposition: Pending

- Case Title: Luis Zumbana Yucailla v. Skycore Builders Inc., BRP Development Corporation, et al.
Case No.: 524474/2022
Court: Kings Supreme Court
Date Filed: April 24, 2023
Case Type: Tort - Other Negligence
Disposition: November 15, 2023 – Discontinued without prejudice without costs to each party as against the other.

- Case Title: Graterol Medina, Emilio Jhoan v. 90Ninety LLC, BRP Development Corporation, et al.
Case No.: 509191/2023
Court: Kings Supreme Court
Date Filed: April 3, 2023
Case Type: Tort - Other
Disposition: Pending

- Case Title: Colina Perez, Denis Alfredo v. 90Ninety LLC, BRP Development Corporation, et al.
Case No.: 702364/2023
Court: Queens Supreme Court
Date Filed: March 6, 2023
Case Type: Tort - Other
Disposition: Pending

- Case Title: Everaldo Da Silva Teodoro v. Archer Towers Phase I Development LLC et al
Case No.: 708419/2022
Court: Queens Supreme Court
Date Filed: July 13, 2022
Case Type: Tort - Other
Disposition: Pending
- Case Title: Leiner Medina v. Comunilife LA Central, BRP Development Corp.
Case No.: 30798/2018E
Court: Bronx Supreme Court
Date Filed: November 12, 2019
Case Type: Tort - Other
Disposition: May 18, 2021 – Settled out court; Discontinued with prejudice without costs to each party as against the other.
- Case Title: Ali Touray v. BRP Development Corp. et al.
Case No.: 303647/2016E
Court: Bronx Supreme Court
Date Filed: November 6, 2020
Case Type: Tort - Other Negligence
Disposition: November 19, 2020 – Settled out court; Discontinued with prejudice without costs to each party as against the other.
- Case Title: Ali Touray v. BRP Development Corp., et al.
Case No.: 28916/2019E
Court: New York Supreme Court
Date Filed: July 31, 2019
Case Type: Tort - Other
Disposition: November 19, 2020 – Settled out of court; Discontinued with prejudice without costs to each party as against the other.
- Case Title: Vincent P. Haphsa v. BRP Renny LLC, BRP Development Corp.
Case No.: 150070/2019
Court: New York Supreme Court
Date Filed: June 21, 2019
Case Type: Tort - Other Negligence
Disposition: March 24, 2022 – Discontinued with prejudice without costs to either party as against the other.

- Case Title: Petricia Dowell v. Fulton Street South, BRP Development Corporation, et al.
Case No.: 511639/2018
Court: Kings Supreme Court
Date Filed: October 17, 2018
Case Type: Tort - Other
Disposition: October 23, 2020 – Discontinued with prejudice without costs to either party as against the other.
- Case Title: Melanie Stewart v. HPENY Housing Development, BRP Development Corp., et al.
Case No.: 520117/2016
Court: Kings Supreme Court
Date Filed: March 1, 2017
Case Type: Tort - Other
Disposition: September 27, 2019 – Disposition unavailable in online records
- Case Title: Magno Zuniga v. BRP Development Corp.
Case No.: 10243/2015
Court: Kings Supreme Court
Date Filed: March 7, 2016
Case Type: Tort – Other Negligence
Disposition: June 29, 2016 – Disposition unavailable in online records
- Case Title: MagnoZuniga v. BRP Development Corp.
Case No.: 450926/2016
Court: New York Supreme Court
Date Filed: March 7, 2016
Case Type: Tort - Other
Disposition: April 18, 2024 – Disposition unavailable in online records
- Case Title: Sonnenschein, Sherman & Deutsch LLP v. BRP Development Corp., et al.
Case No.: 153138/2012
Court: New York Supreme Court
Date Filed: May 29, 2012
Case Type: Contract (non-commercial)
Disposition: April 12, 2021 – Discontinued with prejudice without costs to either party as against each other.

Bankruptcy Proceedings

An online search of indices of United States Bankruptcy Courts in the jurisdictions referenced above did not identify any proceedings involving BRP Development.

Liens & Judgments

An online search for lien and judgment filings in the jurisdictions referenced above identified the following record involving BRP Development:

- Debtor: BRP Development Corporation
- Creditor: New York State Commissioner of Labor
- Filing No.: 004072865
- Filing Location: New York Supreme Court
- Amount: \$1,030
- Filing Date: February 14, 2022
- Type: State Tax Lien
- Status: Unavailable in online records

UCC Filings

An online search for UCC filings in the jurisdictions referenced above identified the following record involving BRP Development:

- Debtor: BRP Development Corp.
- Secured Party: M&T Credit Services LLC, Tiger Leasing LLC
- Filing No.: 0704180307796
- Jurisdiction: New York
- Filing Date: April 18, 2007
- Status: Unavailable in online records

Additionally, BRP Development is listed “as the care of” for UCC filings listing BRP Renny LLC and BRP DTH Development LLC as debtors.

Entity Affiliations

Online searches of Secretary of State records, business information reports and other open sources identified the following entities for which BRP Development is listed as a managing member, general partner, registered agent, or owner:

Current Affiliations

- BRP NYCHA MM LLC (New York) – Service of Process Agent (October 2022 to Present)
- BRP DTH Developer LLC (New York) – Service of Process Agent (March 2017 to Present)

Confidential

Prepared for Use by the Village of Mamaroneck Board of Trustees Only – Any Other Use is Strictly Prohibited.

- DTH MM LLC (New York) – Service of Process Agent (March 2017 to Present)
- BRP DTH MM LLC (New York) – Service of Process Agent (March 2017 to Present)
- L2 MM LLC (New York) – Service of Process Agent (July 2015 to Present)
- BRP DTH Development LLC (New York) – Service of Process Agent (May 2015 to Present)
- BRP L2 MM LLC (New York) – Service of Process Agent (April 2015 to Present)
- L2 Commercial Tenant LLC (New York) – Service of Process Agent (April 2015 to Present)
- BRP L2 Developer LLC (New York) – Service of Process Agent (April 2015 to Present)
- BRP L2 LLC (New York) – Service of Process Agent (March 2015 to Present)
- 439 Montauk LLC (New York) – Service of Process Agent (September 2013 to Present)
- BRP 439 Montauk LLC (New York) – Service of Process Agent (September 2013 to Present)
- ENY BRP Developer LLC (New York) – Service of Process Agent (September 2013 to Present)
- BRP Renny LLC (New York) – Service of Process Agent (August 2013 to Present)
- Fulton Street Sublender LLC (New York) – Service of Process Agent (August 2013 to Present)
- BRP ENY LLC (New York) – Service of Process Agent (March 2013 to Present)
- ENY Development LLC (New York) – Service of Process Agent (March 2013 to Present)
- ENY Managing Member LLC (New York) – Service of Process Agent (March 2013 to Present)
- Macedonia Commercial Tenant LLC (New York) – Service of Process Agent (November 2011 to Present)
- BRP Macedonia Manager LLC (New York) – Service of Process Agent (September 2011 to Present)
- Macedonia Managing Member LLC (New York) – Service of Process Agent (September 2011 to Present)
- BRP CDE LLC (New York) – Service of Process Agent (February 2009 to Present)
- BRP NMTC Member LLC (New York) – Service of Process Agent (February 2009 to Present)
- B3 New Foundations One LLC (New York) – Service of Process Agent (June 2008 to Present)
- BRP UDC Manager LLC (New York) – Service of Process Agent and Registered Agent (November 2007 to Present)
- BRP UDC Partners Member LLC (New York) – Service of Process Agent and Registered Agent (November 2007 to Present)
- BRP UDC Manager LLC (New York) – Service of Process Agent and Registered Agent (November 2007 to Present)
- BRP UDC Partners Member LLC (New York) – Service of Process Agent and Registered Agent (November 2007 to Present)
- UDC Gateway LLC (New York) – Service of Process Agent (July 2006 to Present)
- UDC Partners LLC (New York) – Service of Process Agent (February 2006 to Present)
- 375 Myrtle Avenue LLC (New York) – Service of Process Agent (October 2003 to Present)

Past Affiliations

- BRP Myrtle Commercial LLC (New York) – Service of Process Agent (December 2009 to April 2022)

Confidential

Prepared for Use by the Village of Mamaroneck Board of Trustees Only – Any Other Use is Strictly Prohibited.

- Fulton Street Master Tenant Developer LLC (New York) – Service of Process Agent (August 2013 to March 2022)
- BRP Vendors Master Tenant LLC (New York) – Service of Process Agent (August 2012 to March 2022)
- BRP Lafayette Master Tenant LLC (New York) – Service of Process Agent (June 2012 to March 2022)
- UDC 114th Street Member LLC (New York) – Service of Process Agent and Registered Agent (October 2010 to September 2020)
- BRP SUB CDE Three LLC (New York) – Service of Process Agent (February 2012 to May 2020)
- BRP SUB CDE TWO LLC (New York) – Service of Process Agent (February 2012 to August 2019)
- BRP SUB CDE ONE LLC (New York) – Service of Process Agent (April 2011 to December 2018)
- UDC 114th Street Partners LLC (New York) – Service of Process Agent and Registered Agent (June 2010 to December 2016)

Business Licenses

An online search of available business licensing records in the jurisdictions referenced above did not identify any licenses issued to BRP Development.

Regulatory Actions and Administrative Decisions

An online search of regulatory actions and administrative decisions issued by government agencies in the jurisdictions referenced above did not identify any matters involving BRP Development.

Government Sanctions and Watchlists

A search of various debarment lists, sanctions lists and international and national watchlists did not identify any references to BRP Development.⁷

Real Property Records

An online search of real property records filed in the jurisdictions referenced above did not identify any properties currently owned by BRP Development.⁸

⁷ Searches included the Department of Commerce Bureau of Industry and Security, the Department of State Directorate of Defense Trade Controls, the Office of Foreign Asset Control, and the Federal System of Award Management, among other sources.

⁸ Note that only limited property information is available online; however, additional property details may be developed by conducting an onsite search of records in the appropriate jurisdictions. These searches may be conducted upon request.

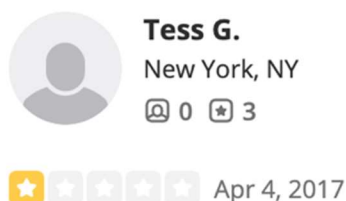
MEDIA & INTERNET SEARCHES

An online search of local, national, and international news media sources, as well as a review of various Internet websites identified several references regarding BRP Development and/or BRP Companies, most of which relate to construction projects and partnerships.⁹

We note the following:

- BRP Companies has been described as “minority-owned,”¹⁰ a “minority developer,”¹¹ and a “black owned business”¹² in the media. Online searches of the New York State certified MWBE directory, as well as the New Jersey Department of the Treasury, Division of Revenue, did not identify any certifications for BRP Development as an MWBE business.

Research identified negative Yelp reviews regarding “BRP” as a construction and management company including the following.¹³ *We note that we were not asked to research and/or reach out to such reviewers to verify and/or access the accuracy of the information in such reviews.*



Don't purchase from them. They will not honor their word and complete your home. Stay clear.

⁹ <https://therealdeal.com/new-york/tristate/2022/03/01/brp-companies-lands-294m-for-new-rochelle-construction/>; <https://therealdeal.com/new-york/2021/10/05/brp-companies-gets-290m-from-goldman-sachs-for-queens-opportunity-zone-project/>; <https://www.atlantaga.gov/Home/Components/News/News/15154/672>

¹⁰ <https://www.muhousingnews.com/promoting-diversity-in-multifamily-in-nyc/>

¹¹ <https://qjdc.org/real-estate/the-crossing-at-jamaica-station/#:~:text=BRP%20Companies%2C%20a%20minority%20developer,two%20housing%20towers%20located%20above>

¹² <https://www.nyc.gov/site/nycha/about/press/pr-2022/pr-20220302.page>

¹³ <https://www.yelp.com/biz/brp-development-new-york-2>



Unhappy T.
Brooklyn, NY
0 1

★☆☆☆☆ May 10, 2016

🕒 First to Review

I live at the 150 Clermont property in Brooklyn. Let me tell you - BRP is one of the worst property management companies that I have ever rented from.

PRO's: apartment has spacious lay-out and open kitchen. building is in a great location on the edge of Ft. Greene & Clinton Hill. Our new doorlady is super nice, happy, and helpful. Let's hope she stays.

CONS's:

- This building was originally condo and when the economy tanked back in 2008/2009 they turned rental. When that happened, they cheaped out on all the interiors and appliances - for example, they never sealed the limestone counter tops. Unfortunately limestone is extremely absorbent, so there are rings and stains on the counter tops, to the point that they look dirty at all times. When you slice any citrus it actually alters the surface of the counters.
- There are no towel racks or toilet paper holders in any of the bathrooms
- There is no fan or exhaust system in any of the bathrooms
- There are no curtains or blinds on any of the windows - you have to purchase all these things yourself
- The floors are made of bamboo. At first glance they look nice, but look closer and they must have used the cheapest bamboo they could find as the floors are all scratched up and the flooring is so thin there are dents everywhere
- Building cleanliness is terrible: the hallways are rarely if ever vacuumed. The stairwell is full of trash. You have to send a complaint email to the property manager to have the hallways and stairwells cleaned
- Trash room is not consistently cleaned and cleared. It's not uncommon for trash and debris to pile up so high in the trash room that you can't even open the door. Nevermind the rotten smell coming out when they don't clean it
- Property manager is very slow to respond and acts as if you are the only one with the problems you are complaining about
- Property manager is dismissive and never apologizes for anything
- Property manager communication: property manager communicates with tenants by putting out a photocopied memo by the elevator. So if there's a major change or something critical, if you don't notice the memo, you are out of luck
- Doorman communication: if you have a package, they don't email you like most buildings, they simply hope you ask and will retrieve your package for you. They lock up the packages in a closet in the lobby, but don't tell you that your mailbox key will open this closet if you need to access packages. Can't tell you how many times a package has sat in this closet over a weekend, until I figured out that the mailbox key works for this. Of course, they don't communicate this
- Doorman hours are inconsistent. Attended lobby when they feel like showing up and leaving. (I wish I could show to work whenever I wanted!)
- The doorman we had for 5 years vanished one day and was replaced by someone else. Not a word of communication from BRP. Nothing. The replacement doorman lasted about 2-months, then vanished as well. We're on our 4th doorman in 6-months -- with absolutely zero communication from BRP
- Constant tenant churn: everyone leaves after a year in this building because of the negligent property manager and inflated rents. People are always complaining about the negligent property manager in the hallways and elevator. You would think they would take a closer look at this but they don't

Overall, the only thing keeping us living here is the awesome neighborhood and bar/restaurants. But we're looking! The egregious property management makes it miserable.

Social Media

Research identified social media profiles for BRP Development and BRP Companies on LinkedIn.¹⁴ We note the BRP Development page is an “unclaimed page.”

End Report

¹⁴ <https://www.linkedin.com/company/brp-development-corp/about/>; <https://www.linkedin.com/company/brp-companies/about/>