

10 PARK AVE. TENANTS' CORP.

10 Park Avenue
New York, New York 10016
(212) 689-6200

NOTICE OF ANNUAL MEETING OF SHAREHOLDERS
TUESDAY, NOVEMBER 19, 2024

NOTICE IS HEREBY GIVEN that the Annual Meeting of Shareholders of **10 Park Ave. Tenants' Corp.**, a New York corporation (the "Corporation") will take place pursuant to the Corporation's By-laws on **Tuesday, November 19, 2024 at 7:00 PM** via Zoom. The purposes of the meeting are as follows:

1. To elect three (3) directors to the Board of Directors of the Corporation for specified terms as explained in the Proxy Statement; and
2. To transact such other business as may properly come before the meeting or any adjournment thereof.

You are invited to the 10 Park Annual Shareholders Zoom Meeting.

When: Nov 19, 2024 at 07:00 PM Eastern Time (US and Canada)

Topic: 10 Park Annual Shareholders Meeting

Please click the link below to join:

<https://akam.zoom.us/j/91760438804?pwd=eYVXP0qkIOPk8R5SfFM84FED3j8vur.1>

Meeting ID: 917 6043 8804

Passcode: 176631

Call-in: 646-558-8656

To ensure a quorum, if you are unable to attend the meeting, kindly complete the attached proxy and email it to Erica Harris at Eharris@akam.com or leave it at the front desk for pick up. If you attend the meeting, you may revoke the proxy at any time during the meeting.

10 PARK AVE. TENANTS' CORP.

Alfred Bradshaw

Alfred Bradshaw, President

DATED: **October 28, 2024**
New York, New York

Ten Park Avenue Tenants' Corp
10 Park Avenue
2024 Annual Meeting of Shareholders
November 19, 2024

AGENDA

1. CALL MEETING TO ORDER (when a quorum is reached)
2. PROOF OF NOTICE OF MEETING
3. READING OF MINUTES OF PREVIOUS MEETING
 - A. Vote to Approve Minutes
4. REPORT OF BOARD OF DIRECTORS
 - A. President's Report
 - B. Tenant Selection Committee – Sales and Sublets
 - C. Finance Committee Report
 - D. Capital Projects Committee Report
 - E. Commercial Tenant Committee Report
5. ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS
 - A. Candidate Statements
 - B. Vote on Candidates
6. QUESTION AND ANSWER
7. ADJOURNMENT

Minutes of the Annual Meeting of Shareholders of **Ten Park Avenue Tenants Corp.** held on November 14, 2023 at 7:00 PM via Zoom, pursuant to notice given in accordance with the Laws of the State of New York and the By-Laws of the Corporation.

1. Mr. Adam Densky, Managing Director, called the meeting to order at 7:05 PM.
2. Mr. Alfred Bradshaw introduced the present members of the Board of Directors, as well as Adam Densky, Andy Leight, and Connor McGrath as representatives from AKAM Associates. Proof of proper notice of the Meeting was provided in the form of an Affidavit of Mailing.
3. The roll was called, and a quorum of shareholders was found to be present, either in person or by proxy.
4. The reading of the minutes of the previous meeting was waived.
5. Mr. Bradshaw presented the President's Report presenting various news/updates regarding the building.
6. Mr. Timothy Greene presented the Financial Report presenting the building's current financial state.
7. Ms. Lisa Gamsu presented the Capital Projects Committee Report presenting a recap of Major Capital Improvements as well as projects currently in progress.
8. Mr. Bradshaw presented the Commercial Tenant Committee Report.
9. Ms. Jacqueline Gaillard presented the Tenant Selection Committee's Report.
10. Adam Densky and Connor McGrath from AKAM Associates were appointed as Inspectors of Election.
11. The election of the Board of Directors followed. Three (3) seats are available this year for election. Three (3) candidates were nominated for the Board. The floor was opened to additional nominations. No further nominations were forthcoming. With all candidates running unopposed, Phillip Greenberg motioned for the candidates to be elected by acclamation. The motion was seconded and passed.
12. The Board opened the floor for a Q&A session.
13. There being no further business to come before the meeting, it was adjourned at 7:45 PM.

Respectfully submitted,

Connor McGrath
Assistant Management Executive
AKAM Associates, Inc.

Jamal Dana

10 Park Ave, Apt. 22F New York NY 10016
917 519-0051
josd32@mac.com

October 7, 2024

To: Shareholders - 10 Park Ave Tenant's Corp.
10 Park Avenue
New York, NY 10016

Dear Shareholders & Neighbors;

Kindly accept this letter as my application for serving on the Board of Directors at 10 Park Avenue.

- . Before finally purchasing an apartment in 10 Park with my spouse (Alex) in October '23, we lived at 10 Park as tenants for 12 years.
- . My work background involved 31 years of banking (Republic National Bank of NY, part of the Safra Group, then HSBC Bank USA). I was a financial trader for both institutions in charge of short term investments for the Banks' Treasury Dept.
- . On my own time, I was the President of the Board of Directors of the two West Village, NYC Coops where Alex and I lived before moving into 10 Park Ave in 2011. I served on the Board of both coops. I was member and Board President of 81 Bedford St. from 1988-1996 and Board member and Board President of 32 Morton St. from 1996-2011.

. Accordingly, I have extensive experience in dealing with property managers (Buchbinder and Warren for 32 Morton), managing building staff and implementing numerous building repairs and remodel projects (lobby and public spaces remodel, new boilers, new elevator, maintenance of roof top cooling towers and building central air conditioning system, etc.) as well as a major “historic steel windows refurbishment” project of 32 Morton (which was built around the same time as 10 Park and has 1920’s steel windows that are very similar to 10 Park).

. As Board President, I was also the head of the Finance Committee and the Admission Committee of both Coops. Accordingly, I have years of experience in preparing the Coop’s budgets, reviewing the building’s annual statements, as well as the resale and sublet applications.

. Simultaneously, and as part of my own personal real estate investments in multi family rentals in California, I was also involved in dealing with property managers as well as reviewing and approving rental application, plus extensive building and apartment repairs and remodels.

If elected, I would be honored to serve on the Board of 10 Park Avenue and utilize all my expertise to assist our hard working current Board in managing our beloved building.

Best Regards,

Jamal Dana

Jamal Dana

Lisa Gamsu - Incumbent

I have been a shareholder at 10 Park Avenue since 2003 and joined the board in 2013. I currently participate with the Board on a range of activities with a special focus on facilities management and capital planning. I play a leadership role on the Capital Project Committee whose goal is to develop and oversee the multiyear capital improvement plan for Ten Park, and to be the stewards of its successful implementation.

I am an experienced construction project manager and owner's representative and have been overseeing new construction and renovation projects for over 25 years. This generally involved the coordination of projects from pre-construction planning through the construction, commissioning, move-in and close out project phases. The process included contracting for professional design and consulting services and contractors, and securing approvals from city agencies as well as managing the budget and the day to day progress of the work.

During my career I have served as Development Project Executive for the Collegiate School, Vice President for Administration and Capital Planning at Barnard College, Director of Museum Expansion at the Wadsworth Atheneum and Director of Administration & Campus Planning at the New School. I retired from full time work in 2021.

Most recently at Ten Park, I oversaw the installation of a new air conditioning system for the lobby and the Franchia restaurant; managed the roof and façade cycle 8 project, and participated with our legal team in negotiations with the Community Church with respect to its sale and impact to Ten Park.

Timothy Greene – Incumbent

I have been serving as Treasurer on the Board of 10 Park Avenue since the summer of 2012. I am actively involved in all Board duties and take a proactive approach to maintaining and improving our building. I work closely with both the Board and AKAM to balance capital needs with a fiscally responsible plan that reflects the perspectives of all shareholders, ensuring we maintain a sound financial foundation. Additionally, I collaborate regularly with AKAM to ensure a prudent and sustainable operating budget.

My approach as a Board member is to ensure that the building is managed efficiently, with a strong focus on customer service. I am always open to communication and feedback from shareholders.

In my professional career, I have held executive roles across a variety of industries, including my current role as CFO of a not-for-profit, as well as with a venture-backed startup and the Bloomberg administration. Earlier in my career, I worked as an investment banker and management consultant. I hold an MBA from the University of Chicago with concentrations in finance and accounting, and a BA in economics from Northwestern University.

John J. Nocera, PE, BCEE – Candidate for 10 Park Ave Board

I am a native New Yorker who has owned a unit in 10 Park Avenue since 2013 and would like the opportunity to serve on the 10 Park Ave Board. I bring extensive experience serving on Boards, having served on over 15 Corporate, Non-Profit and Co-op Boards over the last 30 years. These boards were responsible for over \$250 million in revenue. I also bring relevant engineering knowledge related to civil and environmental requirements in New York. I am a licensed Professional Civil Engineer in the State of New York and have spent 36 years as a consultant for clients throughout NYC, the US and Central America. I have led or performed a wide variety of engineering services including Lead Paint and Asbestos Assessments and Abatement, Flood Assessments and Mitigation, and Hazardous Waste Cleanup.

I was born and raised in Peekskill/Yorktown, NY. I attended The Cooper Union in New York City and resided in Brooklyn and the lower east side of Manhattan. I began my career in White Plains, NY for Malcolm Pirnie, Inc. where much of my work was for the NYC DEP and the Port Authority of NY/NJ. After 12 years, I was transferred to Mobile, AL to open a new office. After becoming a part owner of Malcolm Pirnie, the company was sold in 2009 to Arcadis, an international consulting firm headquartered in Amsterdam.

I am married to Angela Nocera, also a Civil Engineer, and have 5 children. Although my primary residence is in AL, I work virtually and spend much of my time in NYC and Westchester County where my family still lives.

Board and Leadership Experience

Cedar Pond Cooperative Board (1992-1999). Cedar Pond is a 40-unit cooperative in Westchester, NY). I served on the board for 7 years and served as President, Vice President and Secretary of the Board. I led efforts for making insurance claims and successfully suing the original building sponsor (including testifying in court) to recover money for faulty work during construction. I also worked closely with all the Board Members to securing a new underlying mortgage and to close the funding gap created by the Sponsor making us fiscally responsible again.

Family Promise of Coastal Alabama Board (2015-2024). The mission of Family Promise of Coastal Alabama is to provide temporary shelter, related services, and nurturing support to families as they work to achieve and sustain independence. In 2020 I was selected as Board President until 2022. Under my leadership, Family Promise has continued to be able to serve multiple families at the same time while maintaining adequate funding to continue our mission and put money aside to protect us again downturns in funding. We currently own 3 transitional residences that we maintain and use hotels and churches to house additional homeless families. As previous Board President I was involved with eviction regulations, real estate acquisition, O&M costs.

Joint Venture Board of Managers (2009-2022). John has served on well over 10 Joint Venture Boards between Arcadis/Malcolm Pirnie and Small Businesses under the SBA's Mentor Protégé Program. The 4 person Boards that John has served on have generated over \$200 million in revenue on projects throughout the United States including New York, Philadelphia, Baltimore, and Boston.

Title/Firm:

Senior Vice President
Arcadis U.S., Inc.

Years of Professional Experience

36

Education

Bachelor of Engineering in Civil Engineering,
The Cooper Union for the Advancement of Science and Art, New York, NY 1987

Master of Engineering in Civil Engineering,
Environmental and Water Studies Track,
The Cooper Union for the Advancement of Science and Art, New York, NY 1991

Licenses and Certifications

Professional Engineer (NY, AL, and LA)
Board Certified Environmental Engineer

Professional Training

OSHA Hazardous Waste Operations & Emergency Response (HAZWOPER)
Construction Quality Management for Contractors
A/E Contracting
Ordnance and Explosives Safety

Special Recognition

Recipient, Graduate Fellowship Award, sponsored by The Cooper Union, 1988

Recipient, Maxwell Lincer Prize for excellence and achievement in civil engineering, sponsored by The Cooper Union, 1987

Societies

Society of American Military Engineers (Fellow)
American Society of Civil Engineers (Member)

Employment History

ARCADIS U.S., Inc (Mobile, AL) 2009 to Present
Malcolm Pirnie, Inc. (White Plains, NY) 1988 to 2009. Acquired by Arcadis U.S.
John R. Romeo PE & LS (Peekskill NY) 1986
Wenco Heating & Cooling Corp (Peekskill NY) 1983 to 1988

JONATHAN K. WU, CPA

(908) 723-3208; jwu24@gsb.columbia.edu

Seasoned Certified Public Accountant with over 10 years of experience in financial management, auditing, strategic planning, and technology integration. Demonstrated expertise in financial analysis, risk management, and business process improvement across banking, consulting, and technology industries. Adept at leveraging technology to optimize financial processes and drive business growth. Proven leader with a track record of managing complex projects and delivering high impact solutions. Seeking roles in banking, consulting, or technology to apply financial acumen and analytical thinking.

EDUCATION

COLUMBIA BUSINESS SCHOOL

MBA, May 2024

Leadership: Elected MBA Class Social Rep; Elected Student Leadership and Ethics Board Chair

Member: Investment Banking Club, Private Equity Club, Management Consulting Association, Follies

NEW YORK UNIVERSITY STERN SCHOOL OF BUSINESS

BS, Finance and CPA Accounting

Leadership: Resident Assistant

CERTIFIED PUBLIC ACCOUNTANT

Licensed in the State of New York

CAREER ACCOMPLISHMENTS

Financial Analysis and Reporting

=>Led financial analysis and reporting initiatives that provided critical insights for decision making and planning.

=>Developed and implemented financial models and forecasts that improved accuracy and supported objectives.

=>Managed budgeting processes, resulting in cost savings and improved financial performance metrics.

Strategic Planning and Business Development

=>Advised senior management on strategic initiatives, including market expansion and investment opportunities.

=>Conducted due diligence for mergers and acquisitions, identifying risks and opportunities to enhance profitability.

=>Developed business cases and investment proposals that secured funding and supported strategic growth.

Technology Integration and Process Improvement

=>Led ERP implementation projects, enhancing operational efficiency and streamlining financial reporting.

=>Utilized advanced data analytics tools to extract insights and drive data driven decisions.

=>Implemented automation solutions that reduced manual workload and improved overall business efficiency.

CORE COMPETENCIES

=>Financial Analysis and Reporting

=>Strategic Planning and Business Development

=>Investment Management and Financial Modeling

=>Mergers and Acquisitions Due Diligence

=>Process Improvement and Cost Optimization

=>ERP Implementation and Technology Integration

=>Data Analysis and Visualization

=>Leadership and Team Collaboration

=>Risk Management and Compliance

=>Business Strategy and Market Analysis

=>Communication and Presentation Skills

=>Project Management and Stakeholder Engagement

EXPERIENCE

ALTER DOMUS

Senior Fund Manager, Credit Fund Accounting

01/23 – 08/23

New York, NY

- Led financial analysis and reporting for technology initiatives, providing strategic insights to support decision making.
- Developed and maintained financial models to forecast business performance and evaluate business opportunities.
- Collaborated with engineering and product teams to integrate financial considerations into product development.
- Implemented process automation solutions, reducing manual work and increasing efficiency by 30%.
- Led financial analysis and reporting for the bank's investment portfolio, providing actionable insights.
- Conducted thorough risk assessments resulting in a 20% reduction in potential financial exposure.
- Oversaw the preparation of financial statements, ensuring compliance with GAAP and regulatory requirements.

KPMG

02/22 – 12/22

New York, NY

Senior Associate, Financial Services/Capital Markets

- Managed financial audits for banking and technology clients, ensuring compliance with regulatory requirements.
- Evaluated internal controls and recommended improvements to enhance financial integrity and operational efficiency.
- Led audit engagements, conducted risk assessments, and delivered audit reports with actionable recommendations.
- Managed a team of auditors in conducting financial and compliance audits for clients across various industries.
- Evaluated internal controls and provided recommendations to improve financial reporting and operational efficiency.
- Developed audit plans and executed audit procedures, leading to the correction of significant discrepancies.

SIA PARTNERS

09/19 – 01/22

New York, NY

Senior Consultant, Insurance Advisory Services

- Prepared and analyzed financial statements in accordance with GAAP, ensuring accuracy and completeness.
- Managed month end processes, reconciling processes and preparing financial reports for senior management review.
- Assisted in budgeting and forecasting processes, providing financial insights to support strategic planning initiatives.
- Prepared and analyzed monthly, quarterly, and annual financial statements, ensuring timely and accurate reporting.
- Conducted variance analysis to explain deviations from forecast, providing insights to support financial planning.
- Assisted in the development and implementation of accounting policies and procedures to enhance internal controls.

FORVIS MAZARS

03/18 – 06/19

New York, NY

Lead Consultant, Risk Advisory Services

- Led a project team to integrate new financial software with existing systems, enhancing data accuracy and reporting.
- Collaborated with IT and finance teams to ensure seamless integration and alignment with business objectives.
- Led a project team to review and enhance the bank's compliance framework in response to new requirements.
- Conducted gap analysis and implemented changes that resulted in a 100% compliance rating during the audit.

SS&C TECHNOLOGIES

03/17 – 02/18

New York, NY

Senior Associate, Fund Services

- Implemented process improvements for banking clients, resulting in a 25% reduction in operational costs.
- Conducted cost benefit analysis and recommended solutions to streamline financial processes.
- Managed the upgrade of the company's financial systems, including software selection, implementation, and training.
- Improved data accuracy and reporting capabilities, reducing the month end close process by 5 days.

AMERICAN INTERNATIONAL GROUP

06/04 – 02/17

New York, NY

Senior Accounting Analyst / Senior Investment Strategist / Accountant II, AIG Corporate

- Developed advanced data analytics capabilities to improve audit quality and efficiency.
- Utilized Python and SQL to analyze large datasets, identify trends, and provide actionable insights to clients.
- Led a team to streamline business processes for a manufacturing client, resulting in a 25% reduction in costs.
- Conducted process mapping, identified bottlenecks, and implemented Lean Six Sigma methodologies.

APT #

**10 PARK AVE. TENANTS CORP
ANNUAL MEETING OF SHAREHOLDERS**

ELECTION OF DIRECTORS

November 19, 2024

BALLOT

Cumulative Voting Instructions:

Multiply the number of shares of stock allocated to your apartment by the number of vacancies on the Board, which for this Annual Meeting is three (3). This gives you the number of shares you may vote and distribute among the candidates as you wish.

Example - Apartment shares multiplied by three (3) vacancies
If apartment shares are 100 x 3 = 300 voteable shares

*Denotes Current Member

<u>CANDIDATE'S</u>	<u># OF VOTES</u>
Jamal Dana	_____
Lisa Gamsu*	_____
Timothy Greene*	_____
John Nocera	_____
Jonathan Wu	_____

NAME
SHAREHOLDER(S)

SHAREHOLDER (Signature)

SHAREHOLDER (Signature)

APT. #:

Date: _____

SHARES:

x 3 (Voting Shares):

OFFICIAL PROXY

10 PARK AVENUE TENANTS CORP.

ANNUAL MEETING OF SHAREHOLDERS ON TUESDAY, NOVEMBER 19, 2024, AT 7:00PM

Control: Shareholder Name Mailing Address	This Proxy Has Been Coded And Should Not Be Photocopied Or Reproduced. Any Duplication Of This Proxy Form May Disqualify The Proxy.
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Shares: _____ x 3 = Your Total Votes: _____

OPTION A: GENERAL PROXY

KNOWN, TO ALL PERSONS BY THOSE PRESENT, that I (we), the undersigned, being a Shareholder of **10 Park Avenue Tenants Corp.**, do hereby constitute and appoint **the Board of Directors** or (name) _____, to act as my (our) true and lawful attorney(s), to represent me (us) and vote all the shares owned by me (us) or standing in my (our) name(s), as my (our) Proxy Holder at the annual meeting of Shareholder of the said Corporation to be held via zoom on Tuesday, November 19, 2024 at 7:00 P.M. or at any adjournment thereof, and to vote the shares attributable to my (our) unit as indicated above, which the undersigned would be entitled to vote if personally present, for the election of the Board of Directors as instructed below and upon such other business as may properly come before the meeting or any continuation thereof. I (we) hereby revoke all former proxies. Please read the instructions on the back of this proxy prior to voting.

OPTION B: SPECIFIC PROXY

I hereby request my proxy to vote as follows (please allocate the number of votes next to the name(s) of the Candidate(s) of your choice):

1. JAMAL DANA	_____ votes
2. LISA GAMSU*	_____ votes
3. TIMOTHY GREENE*	_____ votes
4. JOHN NOCERA	_____ votes
5. JONATHAN WU	_____ votes

**Incumbents*

The three (3) candidates receiving the highest number of votes will be elected.

Shareholder's Signature

Shareholder's Signature

Date: _____ / _____, 2024

Shareholder Print Name

Shareholder Print Name

YOU MUST SIGN AND DATE THIS PROXY TO PERMIT THE CASTING OF A VALID VOTE

PROXY INSTRUCTIONS

The Board of Directors will be elected by **CUMULATIVE VOTING**. This means that each shareholder is entitled to vote EACH SHARE OF STOCK HE OR SHE OWNS MULTIPLIED BY THE NUMBER OF DIRECTORS TO BE ELECTED (Three (3)). Example: If you own 100 shares, you are entitled to 300 votes (100 X 3 = 300).

It is not required to cast your votes equally among the candidates. You may choose to:

- Allocate your votes in any way among the candidates as long as you Do Not Exceed the number of votes allocated to your apartment indicated at the top of your proxy; **or**
- You may cast all your votes for a single candidate; **or**
- You may divide your votes evenly among all candidates.

Please allocate the number of votes next to the name(s) of the Candidate(s) of your choice. **Do not exceed the number of votes allocated to your apartment indicated at the top of this proxy.**

SUBMITTING YOUR PROXY BALLOT

To ensure a quorum is met prior to the annual meeting, AKAM and the Board of Directors of Ten Park Avenue ask that all shareholders, **whether they plan to attend or not**, submit a proxy ballot.

Proxies can be submitted:

- Via E-mail to Erica Harris at Eharris@akam.com
- Via Mail to the following address:

Akam Associates
Attn: Erica Harris
99 Park Avenue, 14th Floor
New York, NY 10016

- By dropping it off at the front desk in a sealed envelope. (An AKAM representative will retrieve these proxies intermittently in the coming days prior to the meeting)

PLEASE NOTE: In the event you attend the Annual Meeting and cast a ballot during the board elections, your ballot will be recorded as your “official vote” and your proxy will be considered null and void.

It is important that all shareholders provide their proxy and vote.

If you have any questions regarding the proxy ballot or the voting process, please contact Erica Harris by calling (917) 451-4021 or via email at Eharris@akam.com.