

**10 PARK AVE. TENANTS' CORP.**

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

**NOTICE OF ANNUAL MEETING OF SHAREHOLDERS**  
**TUESDAY, NOVEMBER 14, 2023**

**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 14, 2023 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 webinar.

When: Nov 14, 2023 at 07:00 PM Eastern Time (US and Canada)

Topic: 10 Park Annual Shareholders Meeting

Please click the link below to join the webinar:

<https://akam.zoom.us/j/92142990769?pwd=UkwyUnY3TGlmbVBnbEhRV3MrR2xoQT09>

Passcode: 12345

Or One tap mobile:

+16469313860,,92142990769# US

+16465588656,,92142990769# US (New York)

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 646 931 3860 or +1 646 558 8656 or +1 312 626 6799 or +1 301 715 8592 or +1 305 224 1968

Webinar ID: 921 4299 0769

To ensure a quorum, if you are unable to attend the meeting, kindly complete the attached proxy and email it to Connor McGrath at [cmcgrath@akam.com](mailto:cmcgrath@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 18, 2023**  
                    **New York, New York**

Ten Park Avenue Tenants' Corp  
10 Park Avenue  
2023 Annual Meeting of Shareholders  
November 14, 2023

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
    - a. Capital Projects Committee Report
  - D. 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. NEW BUSINESS
8. ADJOURNMENT

Minutes of the Annual Meeting of Shareholders of **Ten Park Avenue Tenants Corp.** held on November 9, 2022 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 7:02 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; including the future demolition of the church next door.
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 made between 2013 and 2022 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. Four (4) candidates were nominated for the Board. The floor was opened to additional nominations. No further nominations were forthcoming. Each Board Candidate was given the chance to speak. Adam Densky then informed the shareholders of the election process. The deadline to submit ballots was set at 12:00pm November 10<sup>th</sup>, 2022.
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 8:18 PM.

Respectfully submitted,

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Connor McGrath  
Assistant Management Executive  
AKAM Associates, Inc.

**ALFRED D. BRADSHAW**  
**Board President**

I have been a resident of Ten Park Avenue for over 11 years, a shareholder and board member for over 10 years, and am currently the board President and Chair of the Commercial Tenant Committee.

With over 40 years of commercial property experience in all facets of asset management, leasing, property management, finance, and construction, I have brought this experience to bear in my board service, most recently in the oversight and retention of our commercial tenant base during the pandemic and in the extensive negotiations with the Community Church to preserve and enhance our long term investments and quality of life in our building.

Formerly the Executive Vice President of Park Tower Group, where I spent the majority of my professional career, I was responsible for the oversight of all aspects of the firm's \$2.5B commercial real estate portfolio including development, acquisitions, dispositions, finance, JV partner management, asset management, property management, and leasing. Notable projects include Greenpoint Landing; which, when completed, will comprise 11 towers totaling 5 million square feet on the Brooklyn waterfront. In addition, I oversaw the firm's commercial office building portfolio including 535 Madison Avenue, 499 Park Avenue, 395 Flatbush Avenue, and One Nevins Street Brooklyn. I am currently the Managing Member of Dragonfly Partners LLC, a real estate investment and consulting firm that I founded in 2006.

Like most New Yorkers, I have a deep love for the history of our city and take a particular pride in our building and its place in the richly storied neighborhood of Murray Hill. I am equally passionate about photography, and in my free time I can be found combining the two; documenting the city and its residents that I love so well.

### **Jacqueline Gaillard Bio**

Jacqueline Gaillard has been a resident shareholder of 10 Park Avenue since 1989. She has a long family history in 10 Park with her sister being the first family shareholder back in the mid 1980's. Although her sister is no longer a shareholder, two of Jackie's nephews are current shareholders and she herself has purchased the adjoining unit back in 2004.

Jackie has been a member of the Board of Directors for over 15 years serving as Chairperson of the tenant selection committee. Her background as a human resources executive has afforded 10 Park many relevant skills including interviewing, financial analysis, employee relations and facilities management.

She has held executive People and Talent roles for 17 years in the Financial Technical sector with global and previously various senior level HR capacities in FemTech, publishing/media, apparel, and manufacturing industries. Currently she is the founder/managing director for Altitude HR LLC consulting on all organizational needs and assisting start-ups. In addition, she is a volunteer at the Metropolitan Museum of Art and Dress for Success. Jacqueline holds a Masters Degree in Labor and Industrial Relations from the University of Illinois and a Bachelors Degree in Environmental Design and Science from SUNY Buffalo.

**MICHAEL CONNOLLY**

10 Park Avenue, New York, New York 10016

Mobile: 646.509.4105 • Email: [mconnolly@mccounsel.com](mailto:mconnolly@mccounsel.com)

LinkedIn: <https://www.linkedin.com/in/michael-connolly-4998498/>

I practiced law for 40 years, most recently as a partner with Morrison Cohen LLP, a full-service law firm in midtown Manhattan, where I served as co-chair of the Corporate Department. I received my law degree from the Columbia University School of Law and my undergraduate degree from Bennington College.

I have extensive board experience and previously served as a member and president of the Board of Managers of three condominiums in Lower Manhattan: 395 Broadway (1984-1989), 55 White Street (1990-1999) and 27 N Moore Street (1999-2013).

I was a member of Manhattan Community Board 1 from 2002-2016, where I served as a member (2002-20016) and Chair (2010-2016) of the Planning Committee (previously, the World Trade Center Redevelopment Committee), where I was actively involved in the oversight of the planning and redevelopment of the World Trade Center site following the events of September 11, 2001, and as a member (2003-2016) and Co-Chair (2006-2016) of the Tribeca Committee, and as a member of the Landmarks Committee (2003-2012). I also served as a member of the Board of Trustees of The Athenian School (2007-2017), a boarding school located in Danville, California.

I have served on the 10 Park Avenue Board of Directors since May 2021. I can often be seen in the lobby walking my dachshund, Rufus. Feel free to stop us if you would like to talk to me about the building.

**APT #**

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

**ELECTION OF DIRECTORS  
November 14, 2023**

**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  $100 \times 3 = 300$  voteable shares

\*Denotes Current Member

**CANDIDATE'S**

**# OF VOTES**

Alfred Bradshaw\*

\_\_\_\_\_

Jacqueline Gaillard\*

\_\_\_\_\_

Michael Connolly\*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 14, 2023 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 14, 2023 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. ALFRED BRADSHAW*     | _____ votes |
| 2. JACQUELINE GAILLARD* | _____ votes |
| 3. MICHAEL CONNOLLY*    | _____ votes |
| 4. _____                | _____ votes |

#### ***\*Incumbents***

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

_____ Shareholder's Signature	_____ Shareholder's Signature	Date: ____/____, 2023
_____ Shareholder Print Name	_____ Shareholder Print Name	

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